

**From:** "Imani, Kaveh" <Kaveh.Imani@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 6/6/2025 8:28:02 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  
AF54-C-090\_DS markup.pdf

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Hi Daniel,

I believe staff have already commented back on this but I'll try to summarize below.

**Water Design** response is as follows (I've also attached their email for reference):

*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.*

As for **Sewer Design**, there will likely be an upgrade required to the sanitary as shown in the pdf markup.

*Local Servicing Upgrade:*

*Extend 180 m of 300mm SAN from MH\_400408 fronting 2294 W 10<sup>th</sup> Avenue to MH\_418249 located in the Yew St & W 10<sup>th</sup> Ave intersection*

**Kaveh Imani**

Senior Project Manager  
Engineering Services | City of Vancouver  
604.829.9334 | [kaveh.imani@vancouver.ca](mailto:kaveh.imani@vancouver.ca)

Upcoming out of office: s.22(1)

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**From:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Sent:** Tuesday, June 3, 2025 12:02 PM  
**To:** Imani, Kaveh <Kaveh.Imani@vancouver.ca>  
**Subject:** RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Hi Kaveh,

We were going to request more detail for the two-service servicing plan, but sewer confirmed they'd provide feedback through their conditions. I have attached the two-service servicing plan for reference.

Please let me know if sewer/water do need more info from the applicant.

Thank you,

Daniel

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From: Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Sent: Wednesday, May 28, 2025 9:11 AM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Cc: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto: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 10<sup>th</sup> 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](mailto:Davis.Shim@vancouver.ca)>  
Sent: Tuesday, May 27, 2025 3:03 PM  
To: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:EllenJessica.Li@vancouver.ca)>  
Sent: Tuesday, May 27, 2025 2:22 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce

---

<[Bryce.Casidy@vancouver.ca](mailto: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 10<sup>th</sup> 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

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

Sent: Tuesday, May 27, 2025 1:49 PM

To: Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>

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

Sent: Thursday, May 1, 2025 4:02 PM

To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>

Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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 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](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Thursday, May 1, 2025 2:08 PM  
To: Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:daniel.feeney2@vancouver.ca)



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---

From: Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>  
Sent: Wednesday, April 30, 2025 4:44 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>

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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](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Wednesday, April 30, 2025 3:35 PM  
To: Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:daniel.feeney2@vancouver.ca)



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---

From: Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Sent: Monday, April 28, 2025 2:30 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Imani, Kaveh

---

<[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:carven.ma@vancouver.ca)

---

From: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Monday, April 28, 2025 2:10 PM  
To: Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:Maria.Pawluczuk@ledcor.com)>  
Sent: Monday, April 28, 2025 12:16 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Cc: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto: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](mailto:Daniel.Feeney2@vancouver.ca)>

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

To: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>

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

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



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---

From: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
Sent: Thursday, April 17, 2025 4:10 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Cc: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto: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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](http://ledcordevelopment.com)]

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**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

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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](mailto:carven.ma@vancouver.ca)

---

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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,

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

Thank you,

Daniel

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From: Maria Pawluczuk << [Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com) > >  
Sent: Monday, April 28, 2025 12:16 PM  
To: Feeney, Daniel (PDS) << [Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca) > > ; Ma, Carven <<

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[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca) > >

Cc: Casidy, Bryce < < [Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca) > > ; Imani, Kaveh < < [Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca) > >

; Craig, Cheryl < < [cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca) > > ; Lorne Wolinsky < < [Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com) > >

; Elise Spearing < < [Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com) > > ; Christa Strand < < [Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com) > > ;

Phan, Thien < < [Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca) > > ; Liu, Belinda < < [Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca) > >

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

**From:** "Imani, Kaveh" <Kaveh.Imani@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 6/6/2025 12:01:00 PM  
**Subject:** RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

---

Yes, please do. Thanks!

---

**From:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Sent:** Friday, June 6, 2025 11:55 AM  
**To:** Imani, Kaveh <Kaveh.Imani@vancouver.ca>  
**Subject:** RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Thanks Kaveh.

I'm okay to pass this info/guidance along to the applicant?

Daniel

---

**From:** Imani, Kaveh <Kaveh.Imani@vancouver.ca>  
**Sent:** Friday, June 6, 2025 8:27 AM  
**To:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Subject:** RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

I believe staff have already commented back on this but I'll try to summarize below.

**Water Design** response is as follows (I've also attached their email for reference):

*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.*

As for **Sewer Design**, there will likely be an upgrade required to the sanitary as shown in the pdf markup.

*Local Servicing Upgrade:  
Extend 180 m of 300mm SAN from MH\_400408 fronting 2294 W 10<sup>th</sup> Avenue to MH\_418249 located in the Yew St & W 10th Ave intersection*

**Kaveh Imani**

Senior Project Manager  
Engineering Services | City of Vancouver

604.829.9334 | [kaveh.imani@vancouver.ca](mailto:kaveh.imani@vancouver.ca)

Upcoming out of office: s.22(1)

---

**From:** Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
**Sent:** Tuesday, June 3, 2025 12:02 PM  
**To:** Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
**Subject:** RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Hi Kaveh,

We were going to request more detail for the two-service servicing plan, but sewer confirmed they'd provide feedback through their conditions. I have attached the two-service servicing plan for reference.

Please let me know if sewer/water do need more info from the applicant.

Thank you,

Daniel

---

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

Hi Daniel,

Sewer has already provided comments on the W 10<sup>th</sup> 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](mailto:Davis.Shim@vancouver.ca)>  
**Sent:** Tuesday, May 27, 2025 3:03 PM  
**To:** Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
**Cc:** Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Subject:** RE: TELUS and Leducor 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](mailto:EllenJessica.Li@vancouver.ca)>  
Sent: Tuesday, May 27, 2025 2:22 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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 10<sup>th</sup> 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](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Tuesday, May 27, 2025 1:49 PM  
To: Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:Davis.Shim@vancouver.ca)>

---

Sent: Thursday, May 1, 2025 4:02 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Subject: RE: TELUS and Leducor 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 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](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Thursday, May 1, 2025 2:08 PM  
To: Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Subject: RE: TELUS and Leducor 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](mailto:daniel.feeney2@vancouver.ca)



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---

From: Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>  
Sent: Wednesday, April 30, 2025 4:44 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Wednesday, April 30, 2025 3:35 PM  
To: Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:daniel.feeney2@vancouver.ca)



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---

From: Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Sent: Monday, April 28, 2025 2:30 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:carven.ma@vancouver.ca)

---

From: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Sent: Monday, April 28, 2025 2:10 PM  
To: Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Shim, Davis <[Davis.Shim@vancouver.ca](mailto:Davis.Shim@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Cc: Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto: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](mailto:Maria.Pawluczuk@ledcor.com)>  
**Sent:** Monday, April 28, 2025 12:16 PM  
**To:** Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
**Cc:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto: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](mailto:Daniel.Feeney2@vancouver.ca)>  
**Sent:** Monday, April 28, 2025 10:51 AM  
**To:** Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
**Cc:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>

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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**

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

[daniel.feeney2@vancouver.ca](mailto:daniel.feeney2@vancouver.ca)



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---

From: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>

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

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

Cc: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto: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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](mailto:ledcordevelopment.com)]

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**From:** "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**CC:** "Liu, Belinda" <Belinda.Liu@vancouver.ca>  
**Date:** 6/17/2025 12:34:07 PM  
**Subject:** RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections  
**Attachments:** Regent Dual Service Layout.pdf  
Regent Single Service Layout.pdf

---

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Hi Daniel,

Please see attached the single and dual service layouts.

Single Service Layout

- This option provides services along the west property line for the Telus building with connections split off to the residential building.
- Will require two water meters. One for the residential building and a second for the Telus building.
- Construction sequencing will work.
- Telus's concern about a separate service for disaster protection is not met.

Dual Service Layout

- This option provides separate services for the Telus building and the residential building.
- Will require two water meters. One for the residential building and a second for the Telus building.
- Construction sequencing will work.
- Telus's concern about a separate service for disaster protection is met.

I am still working with the arborist on the excavation around existing trees and mitigation strategies.

Thank you,

**Maria Pawluczuk**  
c 236-668-2748

---

**From:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Sent:** Friday, June 6, 2025 2:12 PM  
**To:** Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>  
**Cc:** Liu, Belinda <Belinda.Liu@vancouver.ca>  
**Subject:** RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Regarding the sewer, staff can confirm there will likely be an upgrade required to the sanitary as shown in the pdf markup.

*Local Servicing Upgrade:*

*Extend 180 m of 300mm SAN from MH\_400408 fronting 2294 W 10<sup>th</sup> Avenue to MH\_418249 located in the Yew St & W 10<sup>th</sup> Ave intersection*

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Once the additional water design drawings are submitted, Engineering staff will be in a position to fully confirm the overall design approach.

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](mailto:daniel.feeney2@vancouver.ca)



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From: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
Sent: Monday, May 26, 2025 1:23 PM  
To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Cc: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>  
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Hi Daniel,

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c 236-668-2748

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All the best,

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

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

Cc: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig,

Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing

<[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Phan, Thien

<[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>

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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,

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

To: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Cc: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>  
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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)**

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From: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>

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

To: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>  
Cc: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Craig,

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Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto: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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](http://ledcordevelopment.com)]

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WEST 10th AVENUE

200 W

SL

MV 1050 COMB

250 COMB

MV 1050 COMB

JB

200 W

SL

MV 1050 COMB

250 SAN

525 STM

RESIDENTIAL BUILDING  
STORM AND SANITARY  
SERVICES

RESIDENTIAL BUILDING

STORM, SANITARY, AND  
WATER SERVICE FOR THE  
TELUS CO BUILDING

STM  
SAN  
WATER

RESIDENTIAL BUILDING  
WATER SERVICE

TELUS CO BUILDING

200 W

YEW STREET

LANE

REGENT BUILDING DUAL  
SERVICE LAYOUT



1:300

WEST 10th AVENUE

200 W

SL

MV 1050 COMB

MV 1050 COMB

250 COMB

200 W

SL

MV 1050 COMB

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RESIDENTIAL BUILDING  
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STORM, SANITARY, AND  
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200 W

T

H

G

REGENT BUILDING SINGLE  
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1:300

**From:** "Liu, Belinda" <Belinda.Liu@vancouver.ca>  
**To:** "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>  
"Feeney, Daniel \ (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 6/17/2025 2:15:52 PM  
**Subject:** RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

---

Thanks Maria! s.22(1) I've passed the drawings to the ENG team

Kindly,  
Belinda Liu | Rezoning Planner

---

**From:** Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>  
**Sent:** Tuesday, June 17, 2025 12:32 PM  
**To:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Cc:** Liu, Belinda <Belinda.Liu@vancouver.ca>  
**Subject:** RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Daniel,

Please see attached the single and dual service layouts.

Single Service Layout

- This option provides services along the west property line for the Telus building with connections split off to the residential building.
- Will require two water meters. One for the residential building and a second for the Telus building.
- Construction sequencing will work.
- Telus's concern about a separate service for disaster protection is not met.

Dual Service Layout

- This option provides separate services for the Telus building and the residential building.
- Will require two water meters. One for the residential building and a second for the Telus building.
- Construction sequencing will work.
- Telus's concern about a separate service for disaster protection is met.

I am still working with the arborist on the excavation around existing trees and mitigation strategies.

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Regarding the sewer, staff can confirm there will likely be an upgrade required to the sanitary as shown in the pdf markup.

*Local Servicing Upgrade:*

*Extend 180 m of 300mm SAN from MH\_400408 fronting 2294 W 10<sup>th</sup> Avenue to MH\_418249 located in the Yew St & W 10<sup>th</sup> Ave intersection*

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Please let me know if you have any questions.

All the best,

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([Musqueam \[musqueam.bc.ca\]](mailto:Musqueam@musqueam.bc.ca)), [Skwx\u0026u817\\_w\u0026u7mesh \(Squamish \[squamish.net\]\)](mailto:Skwx\u0026u817_w\u0026u7mesh@Squamish.squamish.net), and [sellilwetaf \(Tseil-Waututh \[twnation.ca\]\) Nations](mailto:sellilwetaf@Tseil-Waututh.twnation.ca)

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**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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](mailto:ledcordevelopment.com)]

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**From:** "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 4/28/2025 12:01:54 PM  
**Subject:** RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

---

This sounds promising!

Cheers,

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



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---

**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

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](mailto:daniel.feeney2@vancouver.ca)



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---

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

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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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](http://ledcordevelopment.com)]

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**From:** "Autiero, David" <david.autiero@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
"Au, Michelle" <Michelle.Au@vancouver.ca>  
"So, Mandy" <mandy.so@vancouver.ca>  
**Date:** 9/2/2024 9:44:15 PM  
**Subject:** Re: Telus C/O Space - Phasing Discussion

---

Hi Daniel,

I actually set up a meeting with the applicant team for later this day. I've tried to invite building and engineering staff to the meeting as well as the applicant (which has a team of 10+) to talk about their projects. I'll invite you to the meeting.

I'll connect with you to discuss further.

Regards

David

Get [Outlook for iOS](#)

---

**From:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Sent:** Friday, August 30, 2024 3:50:10PM  
**To:** Au, Michelle <Michelle.Au@vancouver.ca>; Autiero, David <david.autiero@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>  
**Subject:** Telus C/O Space - Phasing Discussion  
**When:** September 5, 2024 9:00AM-9:40 AM.  
**Where:** Microsoft Teams Meeting

Hi Folks,

I believe you've been chatting with Thien/Telus/Ledcor.

Telus & Ledcor have requested a meeting to discuss retention and relocation of their "central office" spaces for a number of rezoning sites. Ultimately, the applicant may require some flexibility when it comes to permit issuance system as the existing telecommunications facilities will need to remain operable as the new developments are constructed. Happy to provide further detail if needed.

Please confirm this time slot and I can work with the applicant to confirm their attendance.

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](mailto:daniel.feeney2@vancouver.ca)



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---

**From:** "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>  
**To:** "Ma, Carven" <Carven.Ma@vancouver.ca>  
**CC:** "Imani, Kaveh" <Kaveh.Imani@vancouver.ca>  
"Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 4/4/2025 2:59:32 PM  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

---

Thanks, Carven. If you don't mind, please include me, Daniel, and Kaveh in your response.

Cheers,

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



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---

**From:** Ma, Carven <Carven.Ma@vancouver.ca>  
**Sent:** Friday, April 4, 2025 12:20 PM  
**To:** Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Guerra, Maria <Maria.Guerra@vancouver.ca>  
**Cc:** Li, Samuel <Samuel.Li@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Hi Bryce,

Sorry I'm a bit behind with this. We have reviewed the letter they provided with the rationale, but we still have some questions.

We've been corresponding with Ledcor and their consultant specifically for the site at 2212 W 10<sup>th</sup> Ave. I'll respond to them today.

Thanks,  
**Carven Ma, P.Eng.**  
Waterworks Design Branch  
Tel: 604-673-8251 | [carven.ma@vancouver.ca](mailto:carven.ma@vancouver.ca)

---

**From:** Casidy, Bryce <Bryce.Casidy@vancouver.ca>  
**Sent:** Friday, April 4, 2025 11:37 AM

---

To: Craig, Cheryl <[cheryl.craig@vancouver.ca](mailto:cheryl.craig@vancouver.ca)>; Guerra, Maria <[Maria.Guerra@vancouver.ca](mailto:Maria.Guerra@vancouver.ca)>  
Cc: Ma, Carven <[Carven.Ma@vancouver.ca](mailto:Carven.Ma@vancouver.ca)>; Li, Samuel <[Samuel.Li@vancouver.ca](mailto:Samuel.Li@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Subject: FW: Telus CO - code summary for DP pre-app submission

Hi Cheryl, Maria,

Per Elise's email below, do we have the full schematics required to make a determination on the dual servicing?

Cheers,

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



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---

From: Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
Sent: Thursday, April 3, 2025 3:19 PM  
To: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Cc: Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
Subject: RE: Telus CO - code summary for DP pre-app submission

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Hi Bryce,

Hope you're doing well! I heard from the Waterworks folks today that they got what they needed, and this decision is back with the City Engineer. Could you please confirm the status of their review, and provide an ETA for the response?

Thank you,

**Elise Spearing**

Senior Development Manager

p 778-945-0395 | c 778-873-9858

---

From: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Sent: March 4, 2025 9:05 AM  
To: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
Cc: Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
Subject: RE: Telus CO - code summary for DP pre-app submission

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Hi Maria,

Sewers is now waiting on feedback from Water before making a decision. I'll send a follow up.

Sincerely,

**Bryce Casidy** (*he/him*)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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---

From: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
Sent: Tuesday, March 4, 2025 8:43 AM  
To: Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Cc: Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
Subject: RE: Telus CO - code summary for DP pre-app submission

Hi Bryce,

Happy Tuesday! Assuming the meetings took place, have you received any feedback from Engineering?

Thank you,

**Maria Pawluczuk**

c 236-668-2748

---

**From:** Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Sent:** Wednesday, February 26, 2025 11:31 AM  
**To:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Yes water as well, thank you.

**Elise Spearing**

p 778-945-0395 | c 778-873-9858

---

**From:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Sent:** February 26, 2025 11:25 AM  
**To:** Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

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Hi Maria, Elise,

Can you quickly confirm you want 2 water connections as well, or is it just the 2 sewer connections?

Sincerely,

**Bryce Casidy** (he/him)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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---

From: Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
Sent: Tuesday, February 25, 2025 11:23 AM  
To: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
Cc: Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
Subject: RE: Telus CO - code summary for DP pre-app submission

Hi Bryce,

Thank you for the update. I just wanted to clarify that we're not assuming the 2212 W10th site will be serviced from the lane. All the new proposed connections are from West 10<sup>th</sup>, in case this is discussed further at today's or tomorrow's meeting.

Thank you,

**Maria Pawluczuk**  
c 236-668-2748

---

From: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Sent: Tuesday, February 25, 2025 10:53 AM  
To: Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
Cc: Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
Subject: RE: Telus CO - code summary for DP pre-app submission

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Sorry Elise, I meant to touch base on Friday. I had a meeting with Engineering on Friday, and they seem sympathetic to the rationale but there were some concerns they wanted to work through. They were meeting either tomorrow or today to go through the sites specifically.

From what was discussed Friday, it seemed like 2212 W 10<sup>th</sup> being located at the rear might be an issue assuming it needs to be serviced from the lane.

I'll let you know when I hear back about the results from their meeting as soon as I hear.

Sincerely,

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

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**From:** Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Sent:** Tuesday, February 25, 2025 10:02 AM  
**To:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Hi Bryce – checking in again, any updates from Engineering? Do you know if their review is at least in progress?

Thank you!

**Elise Spearing**  
p 778-945-0395 | c 778-873-9858

---

**From:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Sent:** February 18, 2025 11:25 AM  
**To:** Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

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Hi Maria,

I have just sent a follow-up email. I will check in again by the end of the week if I don't hear back.

Sincerely,

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

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**From:** Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
**Sent:** Tuesday, February 18, 2025 8:26 AM  
**To:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Hi Bryce,

Have you received any feedback from the sewers team on the rationale for two servicing connections?

Thank you,

**Maria Pawluczuk**  
c 236-668-2748

---

**From:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Sent:** Wednesday, February 5, 2025 3:50 PM  
**To:** Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

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Thanks Elise. I've forwarded this off to our sewers team and will let you know when I hear back.

Note that I am off starting tomorrow, but back on Tuesday.

Sincerely,

**Bryce Casidy** (he/him)  
Project Facilitator | Development Services

Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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---

**From:** Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Sent:** Wednesday, February 5, 2025 2:34 PM  
**To:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Hi Bryce,

Please find attached our rationale to share with engineering. We would be happy to meet to discuss further, as needed.

Cheers,

**Elise Spearing**

p 778-945-0395 | c 778-873-9858

---

**From:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Sent:** February 3, 2025 1:40 PM  
**To:** Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

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Hi Elise,

I've received the following feedback from Engineering regarding the connections:

There should be only one sewer service connection per parcel. In some cases,

such as the Killarney Park for FIFA site, where the lot is very large, it may not be practical to limit it to just one connection.

I'm not sure which of the four addresses listed below are requesting more than one connection. However, if the sites are not large, we will proceed with providing one sewer service connection.

So it sounds like it is possible, though I don't think any of these sites would meet the "very large" threshold. If you wish to provide some rationale for the dual connections, I can run it back for further comment.

Sincerely,

**Bryce Casidy** (*he/him*)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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---

**From:** Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
**Sent:** Thursday, January 30, 2025 1:43 PM  
**To:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Hi Bryce,

I'm checking in on Lorne's request to arrange the right folks to have a conversation about securing two servicing connections for our sites with CO's. Could you please provide an update?

Thanks very much,

**Elise Spearing**

p 778-945-0395 | c 778-873-9858

---

**From:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
**Sent:** January 17, 2025 3:59 PM  
**To:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

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Hi Lorne,

Let me look into this.

Sincerely,

**Bryce Casidy** (*he/him*)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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**From:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Sent:** Friday, January 17, 2025 12:01 PM  
**To:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
**Cc:** Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
**Subject:** RE: Telus CO - code summary for DP pre-app submission

Thank you Bryce. Can you advise us on how to facilitate a conversation with Development Services and Subdivision around our request for two service connections for one legal parcel? This remains a loose end for many of these projects.

**Lorne Wolinsky**

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

---

**From:** Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>

---

Sent: Friday, January 17, 2025 11:38 AM

To: Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>

Cc: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>

Subject: RE: Telus CO - code summary for DP pre-app submission

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To answer some of the questions that came up in the meeting on Wednesday:

1. The existing building does not need to be included in FSR. The CO DP should just have the CO included. There will obviously be a period where both buildings are standing but that will not be an issue.
2. There don't appear to be any restrictions on demolishing the other CO buildings that are being made obsolete. I've attached the checklist with all requirements for submission.
3. I am waiting to hear back from VFRS about what staff will attend the fire department access meeting. I will reach out shortly to set this up.

If there is anything else you need clarity on, please let me know.

Sincerely,

**Bryce Casidy** (*he/him*)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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---

From: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>

Sent: Wednesday, January 15, 2025 8:48 AM

To: Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>

Cc: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>

Subject: RE: Telus CO - code summary for DP pre-app submission

Hi Christa (et.al.)

As mentioned, I've reviewed the Code Summary by Pontem before and during the holiday break. Please find the following notes and applicable code/process related-items as it relates to the Pontem's code summary: Telus CO DP Pre-App Code Strategy, dated December 12, 2024 addressed to my attention. The table provided by Pontem was extremely useful and I've also followed the same format for ease of use and discussions for this afternoon at 3:00pm (via MS Teams).

Best, Matthew

One key item is to clarify what is the major occupancy of the Telus CO use that is being proposed and how it is combined with residential occupancies (Group C).

| Items:  | 354 East 10 <sup>th</sup> – Trinity  | 6486 Chester – Fairfax  |
|---|--|---|
| Site Subdivision/Consolidation  | <p>Separate properties with future access(?) connection.</p> <p>Note: According to DP drawings (DP-2025-00030), the new building has access to the existing cable vault at the basement level. Legal agreement will be required for accessing the existing cable vault beyond the property line.</p>         | Single or separate proper   |
| Air Space Parcel <small>(single site arrangement?)</small><br>Ref: Article 1.3.3.5. [A] | <p>Separate Building from Existing?<br/>Clarify connection to future development (or redevelopment) through CRU#1</p> <p>Note: It appears to have a proposed connection at basement level and a potential connection to adjacent property at CRU #1 on Level 1.</p>  | Separate Buildings?   |
| Legal/Access Agreements   | Maybe – crossing of services (reciprocal easement agreement)   | Maybe   |
| Street Requirement (CO is located within 3m-15m)  | Yes  | No for CO Building;   |
| Fire Department Access  | <p>TBC with VFRS</p> <ul style="list-style-type: none"> <li>-bike route and bike-share island</li> <li>-one-way/no through road on East 10<sup>th</sup> in from of project site</li> </ul> <p>Note: Based on VanMap, the dead end is less than 90m from centreline of Prince Edward St to the bike-share</p> | <p>TBC with VFRS</p> <ul style="list-style-type: none"> <li>-AL proposal for FF Path c</li> </ul> |

|                                 |   |  |
|---------------------------------|---|--|
|                                 | island.   |  |
| Proposed Major Occupancies      | TBD; including CRU (Group D/E?)   | TBD; Group C: Multi-family parking   |
| Spatial Separation              | Assuming complies as if building is entirely separate building  | Clarify if this is a single or building from the residence with or without underground parking.                |
| Exiting                         | Interim condition allows existing cable vault access to existing building for exiting – is TD compliant? What is the size of the new cable vault? Is TD compliant to the new building exit? | Impacts w.r.t. two buildings   |
| Any interim non-compliance?     | ie: existing cable vault for exiting; others?   | TBC  |
| Importance Factor [4.1.2.1.(3)] | Post Disaster   | Post Disaster  |
| Existing Telus CO Building      | Retained?   | Switchover then Demolish   |
| Additional Notes:               | Clarify what is the future development/redevelopment (of the old CO building)?  | Site & building configuration based on Director of Planning comments are provided as per to pre-DP submission. |

From: Christa Strand <[Christa.Strand@ledcor.com](mailto:Christa.Strand@ledcor.com)>  
 Sent: Monday, December 16, 2024 4:42 PM  
 To: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>  
 Cc: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Warren Jantzen <[wjantzen@pontemgrp.com](mailto:wjantzen@pontemgrp.com)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Maria Pawluczuk <[Maria.Pawluczuk@ledcor.com](mailto:Maria.Pawluczuk@ledcor.com)>  
 Subject: Telus CO - code summary for DP pre-app submission

Hi Matthew,

Further to Lorne's email earlier this afternoon, I wanted to provide you with the attached letter from our code consultant at Pontem Group. They have summarized the code compliance/variance scenarios for all four of our Telus projects in Vancouver. There are two sites, Fairfax and Regent, that have unique fire fighter access conditions. The drawing provided for Fairfax will actually change slightly because we got feedback from our planner that we need to set the CO back from the north property line. The change will even further impact the visibility of the entrance from the street. We would appreciate the opportunity to meet with yourself and a representative from the fire department to iron out the details early in the new year. Please let us know when you are available to meet.

Regards,  
Christa

**Christa Strand, P.Eng.**

Senior Development Manager  
Ledcor Property Investments Ltd., Properties  
1500, 1067 West Cordova Street, Vancouver, BC V6C 1C7  
p 778-945-1636 | c 604-202-2489

[www.ledcordevelopment.com](http://www.ledcordevelopment.com) [ledcordevelopment.com]

[www.ledcor.com](http://www.ledcor.com) [ledcor.com]

**FORWARD. TOGETHER.**

**From:** ["Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>](mailto:Katrina.Hsieh@vancouver.ca)  
**To:** ["Casidy, Bryce" <Bryce.Casidy@vancouver.ca>](mailto:Bryce.Casidy@vancouver.ca)  
["Bosnjak, Joe" <joe.bosnjak@vancouver.ca>](mailto:joe.bosnjak@vancouver.ca)  
**CC:** ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)  
**Date:** 12/11/2024 12:02:00 PM  
**Subject:** RE: Telus Infrastructure Update and Phasing Strategy - PC Assignment

---

Thanks Bryce. Will let you know shortly who will be assigned.

Regards,

**Katrina Hsieh** | Project Coordinator IV  
Development Review Branch | City of Vancouver  
604-829-9528

**Upcoming out of office** s.22(1)

---

**From:** Casidy, Bryce <Bryce.Casidy@vancouver.ca>  
**Sent:** Tuesday, December 10, 2024 3:05 PM  
**To:** Hsieh, Katrina <Katrina.Hsieh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>  
**Cc:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Subject:** RE: Telus Infrastructure Update and Phasing Strategy - PC Assignment

Hi Katrina,

I should note that 2008 to 2036 W 41<sup>st</sup> is coming in fully under C-2 so there is no rezoning aspect.

Cheers,

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



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**From:** Casidy, Bryce  
**Sent:** Tuesday, December 10, 2024 1:23 PM  
**To:** Hsieh, Katrina <Katrina.Hsieh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>  
**Cc:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Subject:** FW: Telus Infrastructure Update and Phasing Strategy - PC Assignment

Hi Katrina, Joe,

Ledcor is coming in with a simultaneous DP and Rezoning for the following 4 sites:

2212 W 10th Avenue  
380 to 354 E 10th Avenue  
2008 to 2036 W 41st Avenue  
3535 Chester Street

The idea is to keep the existing Central Office (CO) buildings in place while much smaller new CO buildings are put into place adjacent to them, either on an adjacent lot or within the parking area of the existing lot. These new CO's are to meet the existing zoning and are to be issued during the rezoning process which will include consolidation of the 2 lots (if applicable) in order to achieve greater density.

While it would be preferable to have the same PC on all of these, it appears like these will all be coming in early in the new year so 1 PC's schedule may not be able to accommodate this.

Cheers,

**Bryce Casidy** (*he/him*)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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**From:** Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>

**Sent:** Thursday, September 5, 2024 9:04 AM

**To:** Dinh, Ryan <[Ryan.Dinh@vancouver.ca](mailto:Ryan.Dinh@vancouver.ca)>; Park, Ji-Taek <[Ji-Taek.Park@vancouver.ca](mailto:Ji-Taek.Park@vancouver.ca)>; Cheng, Paul <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>; Surat, Havan <[Havan.Surat@vancouver.ca](mailto:Havan.Surat@vancouver.ca)>; Tavanpour, Mahdi <[Mahdi.Tavanpour@vancouver.ca](mailto:Mahdi.Tavanpour@vancouver.ca)>; Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Borsa, Jaime Lynn <[JaimeLynn.Borsa@vancouver.ca](mailto:JaimeLynn.Borsa@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Lee, Darren <[Darren.Lee@vancouver.ca](mailto:Darren.Lee@vancouver.ca)>; Charleston, Brian <[Brian.Charleston@vancouver.ca](mailto:Brian.Charleston@vancouver.ca)>

**Subject:** FW: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hello Folks,

In advance of our meeting today regarding Telus, here is some information that they have sent me.

Any questions, please let me know.

Regards,

David

---

**From:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Sent:** Wednesday, September 4, 2024 6:08 PM  
**To:** Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>  
**Cc:** Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>; [jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>; Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Ian Asselstine <[ian.asselstine@ledcor.com](mailto:ian.asselstine@ledcor.com)>  
**Subject:** RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Hello,

As promised, I have assembled drawings for our four projects in the City of Vancouver. These projects involve intensifying and redeveloping properties with existing Telus infrastructure. We will also be submitting applications for a few other sites in the City. However, these sites are either not as advanced or won't require continued Telus presence onsite. In such cases, the Telus infrastructure is considered redundant, and we can proceed conventionally by demolishing the existing building and redeveloping.

The relevant drawings and sketches for the projects mentioned can be found at the link below. I have also provided a brief description of each development, along with some potential complications regarding permitting and zoning. Please note that this is not an exhaustive list, and I'm sure we will identify other concerns during our meeting.

It's important to note that Telus, or any other telecommunications provider in Canada (and possibly beyond), has never attempted to redevelop their existing central office properties. This means that some innovative thinking may be necessary to unlock these sites for residential intensification. Fortunately, these sites are located in some of the region's best neighborhoods, which are experiencing significant rental housing shortages. The need for continuous operation of the Central Office makes these projects extremely challenging. We are looking forward to working with your team to find solutions that facilitate redevelopment. See below :

s.15(1)(l)

### Regent (2212 W 10<sup>th</sup> Avenue)

- Broadway Plan compliant market rental highrise;
- **We received an LOE response from the City and are preparing our rezoning application for submission some time this month;**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;

s.21(1)

- **COMPLICATIONS: We will be submitting a rezoning application for the consolidated lot and soon thereafter, we will be submitting a separate DP and BP application for just the CO. Does this create an issue? The CO will need to receive occupancy prior to the commencement of excavation for the rental apartment.**

### Trinity (380 to 354 E 10<sup>th</sup> Avenue )

- Broadway Plan compliant market rental highrise;
- **We will be submitting a rezoning application in the next month or two for this development. We have had prior conversations with Planning Staff regarding the development.**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- The New CO will be constructed on the adjacent separate legal parcel (354 E 10<sup>th</sup> Avenue)
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;

s.21(1)

- **COMPLICATIONS: From a building permit perspective it may be more straightforward to build the CO within the existing legal parcel (see plans). However, we are utilizing the density from that legal parcel for the overall development. As a result, density would need to be transferred from the assembled lot to the adjacent lot, where the rental apartment will be located.**
- **COMPLICATIONS: Retail/Commercial is planned for the front portion of the CO to ensure active street frontage. How will this impact permitting. Would it be better**

- to add the CRU after the CO and residential are complete?

#### Amherst (2008 to 2036 W 41<sup>st</sup> Avenue )

- C-2 wood frame rental apartment with retail at-grade.
- **We will be submitting a DP application in the next month or two for this development.**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- **COMPLICATIONS: Similar to Regent.**

#### Fairfax (3535 Chester Street )

- 5/6 storey wood frame rental apartment.
- **We received an LOE response from the City and are preparing our rezoning application for submission in the next couple of months;**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- The New CO will be constructed on the adjacent separate legal parcel (354 E 10<sup>th</sup> Avenue)
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- **COMPLICATIONS: Similar to Regent. An additional complication of limited street frontage available for CO.**

**Lorne Wolinsky**

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

---

From: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>

Sent: Wednesday, August 28, 2024 3:29 PM

To: Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>

Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;

[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>;

Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Ian

Asselstine <[Ian.Asselstine@ledcor.com](mailto:Ian.Asselstine@ledcor.com)>

Subject: Re: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hello David. I am just following up on our correspondence from last week concerning

a meeting to discuss our rental apartment projects that will incorporate either a new or renovated Telus CO.

Please let me know if you have made any progress towards setting up a meeting.

Thanks,  
Lorne

Lorne Wolinsky  
604.379.3922

---

**From:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Sent:** Thursday, August 22, 2024 11:48 AM  
**To:** Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>  
**Cc:** Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>; [jhui@pontemgrp.com](mailto:jhui@pontemgrp.com) <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>; Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[elise.spearing@ledcor.com](mailto:elise.spearing@ledcor.com)>  
**Subject:** RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi David,  
s.22(1) but can meet the following week on these days at any time. I understand it won't be easy to arrange a meeting between so many people, so I can be flexible with times on those days.

Tuesday, Sept 3  
Thursday, Sept 5  
Friday, Sept 6

At the meeting, we will briefly explain the projects in question, emphasizing our proposed phasing and highlighting some issues. We will send you that package in advance of the meeting.

Please note that we have other projects planned in the City but will only discuss developments where a CO (telus infrastructure) will remain.

Who do you recommend attend from our Consulting Team? I was thinking Code, Architectural and maybe Civil. Let me know if that makes sense.

Thanks,  
Lorne

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

---

**From:** Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>

---

Sent: Thursday, August 22, 2024 10:33 AM

To: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>

Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;

[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>;

Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>

Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

**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 Lorne,

Thank you for the emailing explaining the project in further detail. What I would like to do is organize a meeting with yourselves and a few key people:

- Project Facilitator
- Building Staff
- Engineering Staff
- Planning Staff

We could have you run through each of the sites quickly, simple site plan of each property, and the general direction that each will need to do. We can then give feedback on what the process could look like for each site and see if that will meet your objectives. s.21(1)

s.21(1)

What the best days for you to meet? (it would be great if we had a simple package before the meeting, identifying the sites and needs).

Thanks,

David

---

From: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>

Sent: Wednesday, August 21, 2024 3:33 PM

To: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>

Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;

[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>;

Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>

Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Thank you Thien!

David, what is the best way to approach this, given that we have several sites with varying conditions at different stages in the municipal process? Permitting and the complexities of obtaining approvals for a new Central Office and a Residential Tower on the same lot (in most cases) is still quite muddy for us at this time. We are concerned about some of the site

planning and phasing assumptions we are making and require guidance from the City to progress our plans. We do not want to design ourselves into a corner where permitting, and the regulatory environment do not align with how we assume these developments will unfold.

At a high level, we need to first “unlock” the site by building a new central office (CO) on the property. Sometimes this is a renovation (shrinking) of the existing CO, other times, it is actually building a new CO outside the footprint of the current CO. Once complete (in either scenario), the remaining CO (old CO) would be demolished and we could then proceed with “conventional construction.” s.21(1)  
s.21(1)

On all sites, the current COs will remain in a much smaller footprint, which allows for intensification of the residual land.

The idea is not super complicated, but it is a little harder to explain via email. We would be happy to walk you through the process on each of these sites if you feel that would be beneficial.

As Thien mentioned, we are eager to coordinate early discussions to discuss the need for DPs and BPs for the respective projects. We are ready to provide any background information you require to inform the discussion and identify which departments need to be present for a meeting. Your coordination in this process is invaluable to us.

Thank you,  
Lorne

**Lorne Wolinsky**

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

---

From: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>  
Sent: Wednesday, August 21, 2024 11:05 AM  
To: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>;  
Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>; jhui@pontemgrp.com; Lee, Tracy  
<[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>; Au, Michelle  
<[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>  
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Hi Lorne,

Thanks for the email. Copying Sophie, our contact on the Rezoning side.

I spoke to Dave Autiero, who is aware of the uniqueness and critical nature of the CO space. Given the need for retention/sequencing of the existing and future COs, he can coordinate early discussions with

your group to discuss the need for DPs and BPs for the respective projects.

Regards,  
Thien

---

**From:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Sent:** Monday, August 19, 2024 5:37 PM  
**To:** Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>  
**Subject:** RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy  
**Importance:** High

Hello Matthew,

Thank you for your prompt response. We are currently working on several development proposals for different sites in the City of Vancouver where Telus COs are currently located. These sites are in various stages of development and have been reviewed by the planning department to varying degrees. In all cases, the COs will continue to exist on-site in some form but will have a much smaller footprint. We are working on creating an infographic to explain this process, and I have attached the draft. We also have preliminary drawings for all of the projects listed below, but I didn't want to overwhelm you with too much information just yet.

s.21(1)



As you mentioned, this discussion will involve staff from several departments. We have already had several discussions regarding these projects with Thien Phan from the Planning department; however, we have not yet discussed the Building Approvals side and how these projects will be permitted. We are hoping that having these conversations now will ensure that we approach the projects in a way that sets everyone up for success.

The key to all of these sites is the CO. In order to unlock the redevelopment potential /intensification for the land, we will first need to deliver a new CO on-site. Once that is complete, Telus and Ledcor Technical Services will work to "cut over" their infrastructure to the new CO. After that, we can then demolish the existing CO and proceed with a "conventional residential development."

Below is a list of addresses, as well as status updates:

#### **2008 West 41st Avenue**

- There is an existing CO that will be "shrunk" onsite to accommodate a six-storey wood frame market rental development.
- A permit will be required to renovate the existing CO to reduce its footprint. It's unclear whether a development permit is required for this.
- The residential apartment will require a development permit and building permit.
- No rezoning is required at the moment.
- Planning is aware of this project, but no applications or formal inquiries have been

- made. We are currently preparing a rezoning application.

#### **6486 Chester Street**

- A new CO will be constructed outside of the footprint of the existing CO. Once complete, the network can be “cut over,” and the existing CO will be demolished.
- A 5 or 6 storey wood frame structure will be constructed.
- A rezoning, development permit, and building permit will be required for the residential component.
- We believe a development permit and building permit will be required for the new CO.
- We have submitted a Letter of Enquiry (LOE) for the development, and an LOE response was recently received from the City.
- We are currently preparing a rezoning application.

#### **2212 W 10th Avenue**

- A new CO will be constructed outside of the footprint of the existing CO.
- Once complete, the network can be “cut over,” and the existing CO will be demolished.
- A 5 or 6 storey wood frame structure will be constructed.
- A rezoning, development permit, and building permit will be required for the residential component.
- We believe a development permit and building permit will be required for the new CO.
- We have submitted an LOE for the development, and an LOE response was recently received from the City.
- We are currently preparing a rezoning application.

#### **380 E 10th Avenue**

- A new CO will be constructed on an adjacent parcel that we have assembled.
- Once complete, the network can be “cut over,” and the existing CO will be demolished.
- A high-rise rental apartment (approximately 25 storeys) will be constructed on the property where the current CO exists.
- A rezoning, development permit, and building permit will be required.
- We believe a development permit and building permit will be required for the new CO.
- We are currently working towards either an LOE or rezoning package.

#### **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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](mailto:ledcordevelopment.com)]

[www.ledcor.com](http://www.ledcor.com) [[ledcor.com](http://ledcor.com)]

**FORWARD. TOGETHER.**

---

From: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>

Sent: Monday, August 19, 2024 3:04 PM

To: Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>

Cc: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>

Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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attachments, or replying to this email.

Hi Jack,

Based on your proposed scopes of work, this may require other City staff/departments, which that you've pointed out, that would need to be part of the conversation. I'm wonder if this is something that should be referred to Project Facilitation that can provide a bridge to other workgroups, who can better provide guidance beyond my scope of responsibility.

Please advise , if there any individuals that may have already been engaged in this exploratory/initial proposal? This may involve a Rezoning process, Development planner and/or a Project Facilitator. This is very conceptual and need a sense of the possible developable framework of this proposed /theoretical site There are no specific project parameters provided to offer any additional comment unless something further can be provided.

Best, Matthew

---

From: Jack Hui <jhui@pontemgrp.com>  
Sent: Monday, August 19, 2024 12:46 PM  
To: Lam, Matthew <matthew.lam@vancouver.ca>; Lee, Tracy <Tracy.Lee@vancouver.ca>  
Cc: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>  
Subject: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy  
Importance: High

Hi Matthew and Tracy,

I hope this email finds you well.

s.21(1)

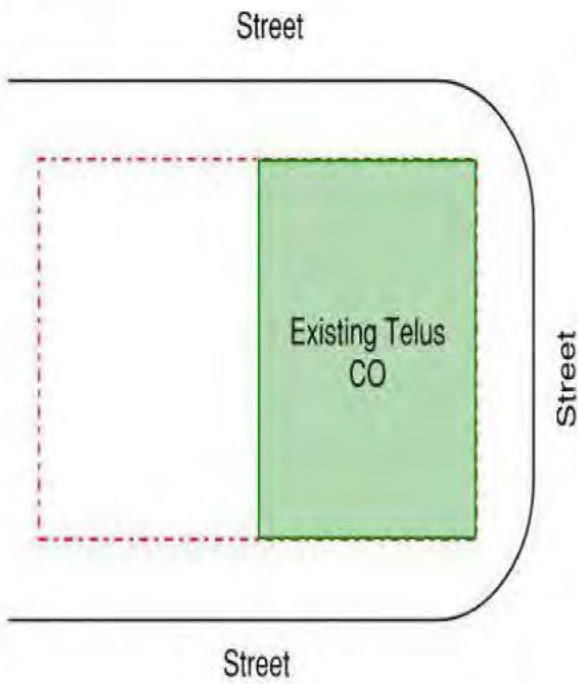


We would like to request a meeting to discuss this phasing strategy with the City. Our goal is to better understand any potential concerns or requirements the City may have regarding this arrangement. We believe this discussion will be crucial for aligning our plans with the City's expectations and ensuring a smooth progression of the project. We would like to talk to Planning, Engineering, Fire and Building Branch on this subject matter.

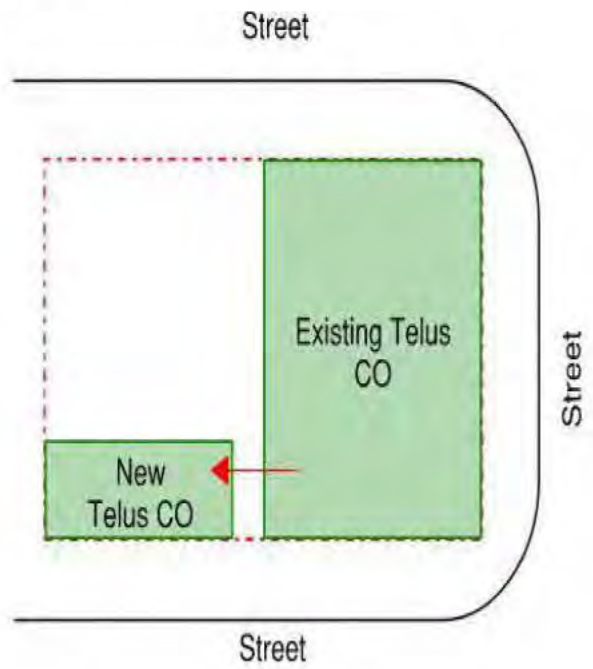
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

- Monday Sept 2 at 1 pm
- Tuesday Sept 3 at 1 pm
- Wednesday Sept 4 at 1 pm

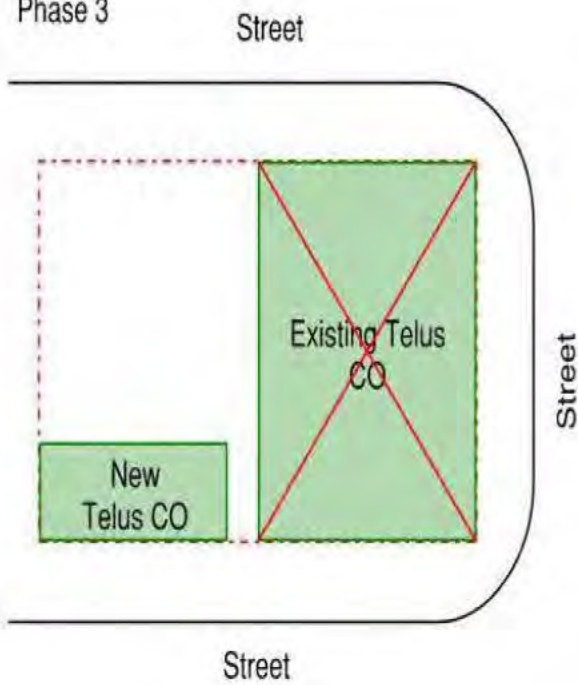
Phase 0



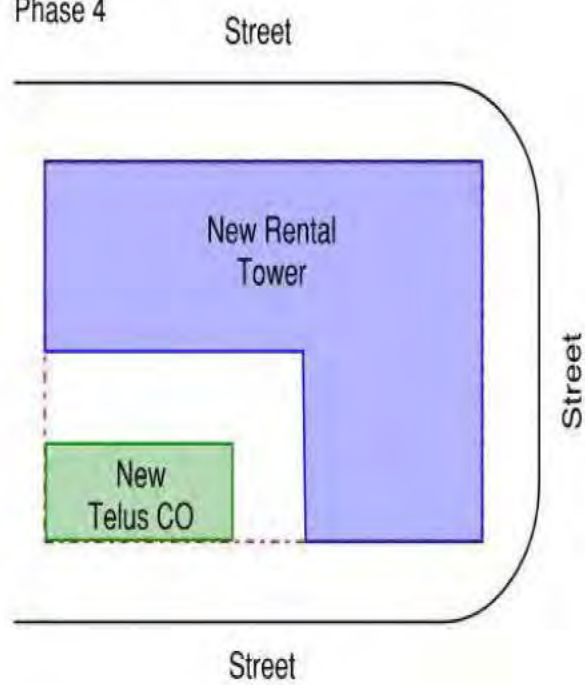
Phase 1



Phase 3



Phase 4



Thank you for your attention to this matter. We look forward to your response.

Best regards,

**Jack Hui**, M.Eng., P.Eng., CP  
Director

**Pontem Group**

Suite 309 – 63 W 6<sup>th</sup> Ave, Vancouver, BC V5Y 1K2

604-202-7718 | [jhui@pontemgrp.com](mailto:jhui@pontemgrp.com) | [pontemgrp.com](http://pontemgrp.com) [[protect2.fireeye.com](http://protect2.fireeye.com)]

Permit to Practice #1000529

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**From:** "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>  
**To:** "Hsieh, Katrina" <Katrina.Hsieh@vancouver.ca>  
"Bosnjak, Joe" <joe.bosnjak@vancouver.ca>  
"Berdahl, Lizette" <lizette.berdahl@vancouver.ca>  
**CC:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 12/13/2024 10:41:09 AM  
**Subject:** RE: Telus Infrastructure Update and Phasing Strategy - PC Assignment

---

Thanks, Katrina. @Lizette, welcome aboard! I don't need you to jump in yet but I will let you know when the DP's start to come in.

Cheers,

**Bryce Casidy** (he/him)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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**From:** Hsieh, Katrina <Katrina.Hsieh@vancouver.ca>  
**Sent:** Thursday, December 12, 2024 10:24 PM  
**To:** Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>  
**Cc:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Subject:** RE: Telus Infrastructure Update and Phasing Strategy - PC Assignment

Hello Bryce,

Lizette is a great candidate for these ones.

Can you please let myself and Joe know when each DP comes in so we can update our tracking records accordingly.

I noted the RZ, and PS already opened.

Regards,

**Katrina Hsieh** | Project Coordinator IV  
Development Review Branch | City of Vancouver  
604-829-9528

**Upcoming time out of office: Dec 23 and 24**

---

From: Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>  
Sent: Tuesday, December 10, 2024 3:05 PM  
To: Hsieh, Katrina <[Katrina.Hsieh@vancouver.ca](mailto:Katrina.Hsieh@vancouver.ca)>; Bosnjak, Joe <[joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)>  
Cc: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Subject: RE: Telus Infrastructure Update and Phasing Strategy - PC Assignment

Hi Katrina,

I should note that 2008 to 2036 W 41<sup>st</sup> is coming in fully under C-2 so there is no rezoning aspect.

Cheers,

**Bryce Casidy** (he/him)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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From: Casidy, Bryce  
Sent: Tuesday, December 10, 2024 1:23 PM  
To: Hsieh, Katrina <[Katrina.Hsieh@vancouver.ca](mailto:Katrina.Hsieh@vancouver.ca)>; Bosnjak, Joe <[joe.bosnjak@vancouver.ca](mailto:joe.bosnjak@vancouver.ca)>  
Cc: Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
Subject: FW: Telus Infrastructure Update and Phasing Strategy - PC Assignment

Hi Katrina, Joe,

Ledcor is coming in with a simultaneous DP and Rezoning for the following 4 sites:

2212 W 10th Avenue  
380 to 354 E 10th Avenue – **RZ-2024-00096 – Daniel Feeney**  
2008 to 2036 W 41st Avenue – **PS-2024-00217**  
3535 Chester Street

The idea is to keep the existing Central Office (CO) buildings in place while much smaller new CO buildings are put into place adjacent to them, either on an adjacent lot or within the parking area of the existing lot. These new CO's are to meet the existing zoning and are to be issued during the rezoning process which will include consolidation of the 2 lots (if applicable) in order to achieve greater density.

While it would be preferable to have the same PC on all of these, it appears like these will all be coming in early in the new year so 1 PC's schedule may not be able to accommodate this.

Cheers,

**Bryce Casidy** (he/him)

Project Facilitator | Development Services  
Development, Buildings and Licensing | City of Vancouver  
604.871.6707 | [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca)



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---

**From:** Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>  
**Sent:** Thursday, September 5, 2024 9:04 AM  
**To:** Dinh, Ryan <[Ryan.Dinh@vancouver.ca](mailto:Ryan.Dinh@vancouver.ca)>; Park, Ji-Taek <[Ji-Taek.Park@vancouver.ca](mailto:Ji-Taek.Park@vancouver.ca)>; Cheng, Paul <[paul.cheng@vancouver.ca](mailto:paul.cheng@vancouver.ca)>; Surat, Havan <[Havan.Surat@vancouver.ca](mailto:Havan.Surat@vancouver.ca)>; Tavanpour, Mahdi <[Mahdi.Tavanpour@vancouver.ca](mailto:Mahdi.Tavanpour@vancouver.ca)>; Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>; Borsa, Jaime Lynn <[JaimeLynn.Borsa@vancouver.ca](mailto:JaimeLynn.Borsa@vancouver.ca)>; Casidy, Bryce <[Bryce.Casidy@vancouver.ca](mailto:Bryce.Casidy@vancouver.ca)>; Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Lee, Darren <[Darren.Lee@vancouver.ca](mailto:Darren.Lee@vancouver.ca)>; Charleston, Brian <[Brian.Charleston@vancouver.ca](mailto:Brian.Charleston@vancouver.ca)>  
**Subject:** FW: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hello Folks,

In advance of our meeting today regarding Telus, here is some information that they have sent me.

Any questions, please let me know.

Regards,

David

---

**From:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Sent:** Wednesday, September 4, 2024 6:08 PM  
**To:** Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>  
**Cc:** Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>; [jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>; Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Ian Asselstine <[Ian.Asselstine@ledcor.com](mailto:Ian.Asselstine@ledcor.com)>  
**Subject:** RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Report Suspicious

Hello,

As promised, I have assembled drawings for our four projects in the City of Vancouver. These projects involve intensifying and redeveloping properties with existing Telus infrastructure. We will also be submitting applications for a few other sites in the City. However, these sites are either not as advanced or won't require continued Telus presence onsite. In such cases, the Telus infrastructure is considered redundant, and we can proceed conventionally by demolishing the existing building and redeveloping.

The relevant drawings and sketches for the projects mentioned can be found at the link below. I have also provided a brief description of each development, along with some potential complications regarding permitting and zoning. Please note that this is not an exhaustive list, and I'm sure we will identify other concerns during our meeting.

It's important to note that Telus, or any other telecommunications provider in Canada (and possibly beyond), has never attempted to redevelop their existing central office properties. This means that some innovative thinking may be necessary to unlock these sites for residential intensification. Fortunately, these sites are located in some of the region's best neighborhoods, which are experiencing significant rental housing shortages. The need for continuous operation of the Central Office makes these projects extremely challenging. We are looking forward to working with your team to find solutions that facilitate redevelopment. See below :

s.15(1)(l)

**Regent (2212 W 10<sup>th</sup> Avenue)**

- Broadway Plan compliant market rental highrise;
- **We received an LOE response from the City and are preparing our rezoning application for submission some time this month;**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits:

s.21(1)

- **COMPLICATIONS:** We will be submitting a rezoning application for the consolidated lot and soon thereafter, we will be submitting a separate DP and BP application for just the CO. Does this create an issue? The CO will need to receive occupancy prior to the commencement of excavation for the rental apartment.

**Trinity (380 to 354 E 10<sup>th</sup> Avenue )**

- Broadway Plan compliant market rental highrise;
- **We will be submitting a rezoning application in the next month or two for this development. We have had prior conversations with Planning Staff regarding the development.**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- The New CO will be constructed on the adjacent separate legal parcel (354 E 10<sup>th</sup> Avenue)
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;

s.21(1)

- **COMPLICATIONS:** From a building permit perspective it may be more straightforward to build the CO within the existing legal parcel (see plans). However, we are utilizing the density from that legal parcel for the overall development. As a result, density would need to be transferred from the assembled lot to the adjacent lot, where the rental apartment will be located.
- **COMPLICATIONS:** Retail/Commercial is planned for the front portion of the CO to ensure active street frontage. How will this impact permitting. Would it be better to add the CRU after the CO and residential are complete?

**Amherst (2008 to 2036 W 41<sup>st</sup> Avenue )**

- C-2 wood frame rental apartment with retail at-grade.
- **We will be submitting a DP application in the next month or two for this development.**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- **COMPLICATIONS:** Similar to Regent.

**Fairfax (3535 Chester Street )**

- 5/6 storey wood frame rental apartment.
- **We received an LOE response from the City and are preparing our rezoning application for submission in the next couple of months;**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- The New CO will be constructed on the adjacent separate legal parcel (354 E 10<sup>th</sup> Avenue)
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- **COMPLICATIONS: Similar to Regent. An additional complication of limited street frontage available for CO.**

**Lorne Wolinsky**

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

---

From: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>

Sent: Wednesday, August 28, 2024 3:29 PM

To: Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>

Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;

[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>;

Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>; Ian

Asselstine <[Ian.Asselstine@ledcor.com](mailto:Ian.Asselstine@ledcor.com)>

Subject: Re: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hello David. I am just following up on our correspondence from last week concerning a meeting to discuss our rental apartment projects that will incorporate either a new or renovated Telus CO.

Please let me know if you have made any progress towards setting up a meeting.

Thanks,  
Lorne

Lorne Wolinsky  
604.379.3922

---

From: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>

Sent: Thursday, August 22, 2024 11:48 AM

To: Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>

Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;

[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com) <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>; Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[elise.spearing@ledcor.com](mailto:elise.spearing@ledcor.com)>

Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi David,

s.22(1) but can meet the following week on these days at any time. I understand it won't be easy to arrange a meeting between so many people, so I can be flexible with times on those days.

Tuesday, Sept 3

Thursday, Sept 5

Friday, Sept 6

At the meeting, we will briefly explain the projects in question, emphasizing our proposed phasing and highlighting some issues. We will send you that package in advance of the meeting.

Please note that we have other projects planned in the City but will only discuss developments where a CO (telus infrastructure) will remain.

Who do you recommend attend from our Consulting Team? I was thinking Code, Architectural and maybe Civil. Let me know if that makes sense.

Thanks,  
Lorne

**Lorne Wolinsky**

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

---

From: Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>

Sent: Thursday, August 22, 2024 10:33 AM

To: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>; Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>

Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;

[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>;

Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>

Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

**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 Lorne,

Thank you for the emailing explaining the project in further detail. What I would like to do is organize a meeting with yourselves and a few key people:

- Project Facilitator
- Building Staff
- Engineering Staff
- Planning Staff

We could have you run through each of the sites quickly, simple site plan of each property, and the general direction that each will need to do. We can then give feedback on what the process could look like for each site and see if that will meet your objectives. s.21(1)  
s.21(1)

What the best days for you to meet? (it would be great if we had a simple package before the meeting, identifying the sites and needs).

Thanks,

David

---

From: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
Sent: Wednesday, August 21, 2024 3:33 PM  
To: Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>; Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>  
Cc: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>;  
[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>;  
Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>; Elise Spearing <[Elise.Spearing@ledcor.com](mailto:Elise.Spearing@ledcor.com)>  
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Thank you Thien!

David, what is the best way to approach this, given that we have several sites with varying conditions at different stages in the municipal process? Permitting and the complexities of obtaining approvals for a new Central Office and a Residential Tower on the same lot (in most cases) is still quite muddy for us at this time. We are concerned about some of the site planning and phasing assumptions we are making and require guidance from the City to progress our plans. We do not want to design ourselves into a corner where permitting, and the regulatory environment do not align with how we assume these developments will unfold.

At a high level, we need to first "unlock" the site by building a new central office (CO) on the property. Sometimes this is a renovation (shrinking) of the existing CO, other times, it is actually building a new CO outside the footprint of the current CO. Once complete (in either scenario), the remaining CO (old CO) would be demolished and we could then proceed with "conventional construction." s.21(1)  
s.21(1)

On all sites, the current COs will remain in a much smaller footprint, which allows for intensification of the residual land.

The idea is not super complicated, but it is a little harder to explain via email. We would be happy to walk you through the process on each of these sites if you feel that would be beneficial.

As Thien mentioned, we are eager to coordinate early discussions to discuss the need for DPs and BPs for the respective projects. We are ready to provide any background information you require to inform the discussion and identify which departments need to be present for a meeting. Your coordination in this process is invaluable to us.

Thank you,  
Lorne

**Lorne Wolinsky**

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

---

**From:** Phan, Thien <[Thien.Phan@vancouver.ca](mailto:Thien.Phan@vancouver.ca)>  
**Sent:** Wednesday, August 21, 2024 11:05 AM  
**To:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Cc:** Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Autiero, David <[david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)>; Sophie Perndl <[sophie@poonigroup.com](mailto:sophie@poonigroup.com)>; [jhui@pontemgrp.com](mailto:jhui@pontemgrp.com); Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>; So, Mandy <[mandy.so@vancouver.ca](mailto:mandy.so@vancouver.ca)>; Au, Michelle <[Michelle.Au@vancouver.ca](mailto:Michelle.Au@vancouver.ca)>  
**Subject:** RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Hi Lorne,

Thanks for the email. Copying Sophie, our contact on the Rezoning side.

I spoke to Dave Autiero, who is aware of the uniqueness and critical nature of the CO space. Given the need for retention/sequencing of the existing and future COs, he can coordinate early discussions with your group to discuss the need for DPs and BPs for the respective projects.

Regards,  
Thien

---

**From:** Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
**Sent:** Monday, August 19, 2024 5:37 PM  
**To:** Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>; Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>  
**Subject:** RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy  
**Importance:** High

Hello Matthew,

Thank you for your prompt response. We are currently working on several development proposals for different sites in the City of Vancouver where Telus COs are currently located.

These sites are in various stages of development and have been reviewed by the planning department to varying degrees. In all cases, the COs will continue to exist on-site in some form but will have a much smaller footprint. We are working on creating an infographic to explain this process, and I have attached the draft. We also have preliminary drawings for all of the projects listed below, but I didn't want to overwhelm you with too much information just yet.

s.21(1)

As you mentioned, this discussion will involve staff from several departments. We have already had several discussions regarding these projects with Thien Phan from the Planning department; however, we have not yet discussed the Building Approvals side and how these projects will be permitted. We are hoping that having these conversations now will ensure that we approach the projects in a way that sets everyone up for success.

The key to all of these sites is the CO. In order to unlock the redevelopment potential /intensification for the land, we will first need to deliver a new CO on-site. Once that is complete, Telus and Ledcor Technical Services will work to "cut over" their infrastructure to the new CO. After that, we can then demolish the existing CO and proceed with a "conventional residential development."

Below is a list of addresses, as well as status updates:

#### **2008 West 41st Avenue**

- There is an existing CO that will be "shrunk" onsite to accommodate a six-storey wood frame market rental development.
- A permit will be required to renovate the existing CO to reduce its footprint. It's unclear whether a development permit is required for this.
- The residential apartment will require a development permit and building permit.
- No rezoning is required at the moment.
- Planning is aware of this project, but no applications or formal inquiries have been made. We are currently preparing a rezoning application.

#### **6486 Chester Street**

- A new CO will be constructed outside of the footprint of the existing CO. Once complete, the network can be "cut over," and the existing CO will be demolished.
- A 5 or 6 storey wood frame structure will be constructed.
- A rezoning, development permit, and building permit will be required for the residential component.
- We believe a development permit and building permit will be required for the new CO.
- We have submitted a Letter of Enquiry (LOE) for the development, and an LOE response was recently received from the City.
- We are currently preparing a rezoning application.

#### **2212 W 10th Avenue**

- A new CO will be constructed outside of the footprint of the existing CO.
- Once complete, the network can be "cut over," and the existing CO will be demolished.
- A 5 or 6 storey wood frame structure will be constructed.

- A rezoning, development permit, and building permit will be required for the residential component.
- We believe a development permit and building permit will be required for the new CO.
- We have submitted an LOE for the development, and an LOE response was recently received from the City.
- We are currently preparing a rezoning application.

### **380 E 10th Avenue**

- A new CO will be constructed on an adjacent parcel that we have assembled.
- Once complete, the network can be “cut over,” and the existing CO will be demolished.
- A high-rise rental apartment (approximately 25 storeys) will be constructed on the property where the current CO exists.
- A rezoning, development permit, and building permit will be required.
- We believe a development permit and building permit will be required for the new CO.
- We are currently working towards either an LOE or rezoning package.

### **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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](http://ledcordevelopment.com)]  
[www.ledcor.com](http://www.ledcor.com) [[ledcor.com](http://ledcor.com)]

### **FORWARD. TOGETHER.**

---

From: Lam, Matthew <[matthew.lam@vancouver.ca](mailto:matthew.lam@vancouver.ca)>  
Sent: Monday, August 19, 2024 3:04 PM  
To: Jack Hui <[jhui@pontemgrp.com](mailto:jhui@pontemgrp.com)>; Lee, Tracy <[Tracy.Lee@vancouver.ca](mailto:Tracy.Lee@vancouver.ca)>  
Cc: Lorne Wolinsky <[Lorne.Wolinsky@ledcor.com](mailto:Lorne.Wolinsky@ledcor.com)>  
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Hi Jack,

Based on your proposed scopes of work, this may require other City staff/departments, which that you’ve pointed out, that would need to be part of the conversation. I’m wonder if this is something that should be referred to Project Facilitation that can provide a bridge to other workgroups, who can better provide guidance beyond my scope of responsibility.

Please advise , if there any individuals that may have already been engaged in this exploratory/initial proposal? This may involve a Rezoning process, Development planner and/or a Project Facilitator. This is very conceptual and need a sense of the possible developable framework of this proposed /theoretical site There are no specific project parameters provided to offer any additional comment unless something further can be provided.

Best, Matthew

---

**From:** Jack Hui <jhui@pontemgrp.com>  
**Sent:** Monday, August 19, 2024 12:46 PM  
**To:** Lam, Matthew <matthew.lam@vancouver.ca>; Lee, Tracy <Tracy.Lee@vancouver.ca>  
**Cc:** Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>  
**Subject:** Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy  
**Importance:** High

Hi Matthew and Tracy,

I hope this email finds you well.

s.21(1)

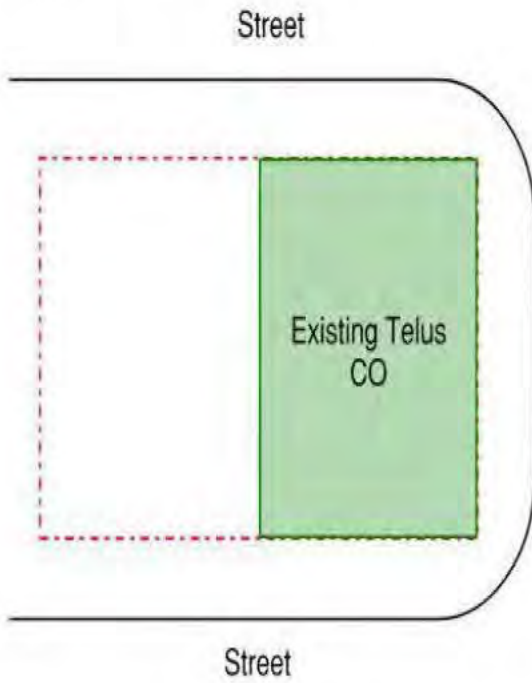


We would like to request a meeting to discuss this phasing strategy with the City. Our goal is to better understand any potential concerns or requirements the City may have regarding this arrangement. We believe this discussion will be crucial for aligning our plans with the City's expectations and ensuring a smooth progression of the project. We would like to talk to Planning, Engineering, Fire and Building Branch on this subject matter.

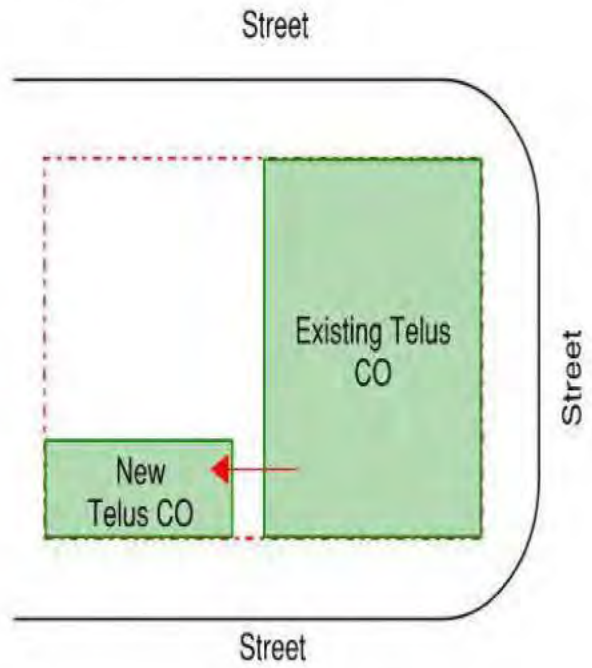
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

- Monday Sept 2 at 1 pm
- Tuesday Sept 3 at 1 pm
- Wednesday Sept 4 at 1 pm

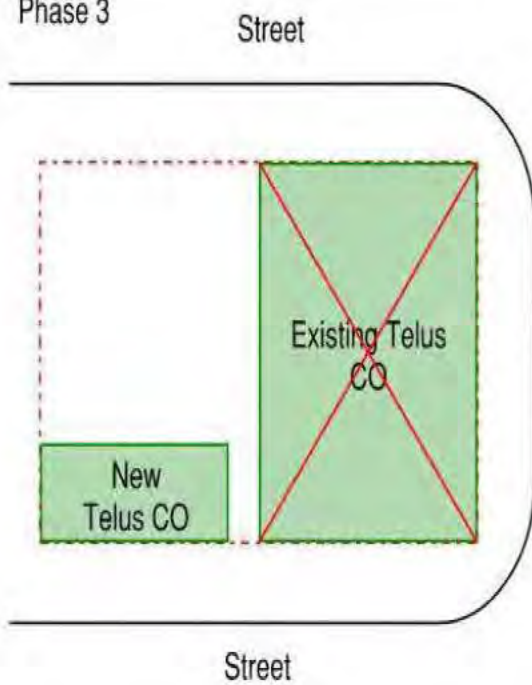
Phase 0



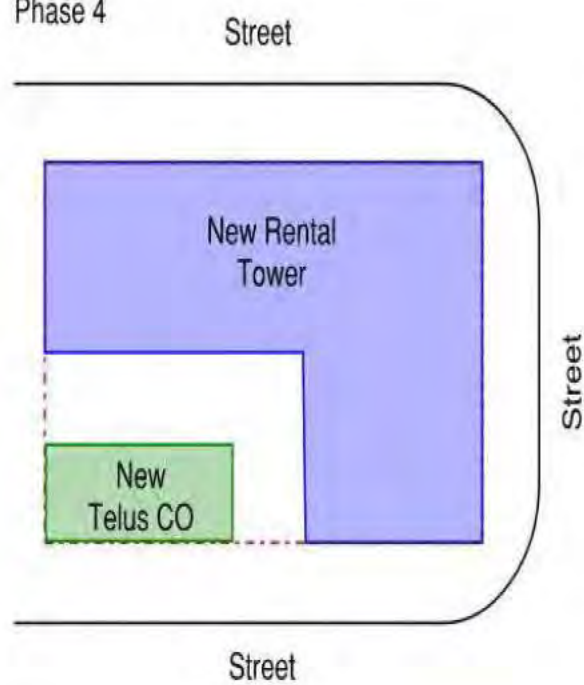
Phase 1



Phase 3



Phase 4



Thank you for your attention to this matter. We look forward to your response.

Best regards,

**Jack Hui**, M.Eng., P.Eng., CP

Director

**Pontem Group**

Suite 309 – 63 W 6<sup>th</sup> Ave, Vancouver, BC V5Y 1K2

604-202-7718 | [jhui@pontemgrp.com](mailto:jhui@pontemgrp.com) | [pontemgrp.com](http://pontemgrp.com) [[protect2.fireeye.com](http://protect2.fireeye.com)]

Permit to Practice #1000529

Pontem Group gratefully acknowledges that the land on which we gather, work and play is within the ancestral, traditional and unceded territory of the Coast Salish Peoples, including the territories of the Xwm kw y m (Musqueam), Skwxwú7mesh (Squamish), and S ílw ta (Tsleil- Waututh) Nations.

**From:** "Cha, David" <David.Cha@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 1/9/2025 5:03:22 PM  
**Subject:** RE: W 10th Ave - Shadow Study Requirements

---

Hi Daniel,

Thank you for this. I'm taking EDO tomorrow and I won't have time today to look into this but I will aim to send you the bullet points first thing on Monday.

Regards,

**David Cha**, Architect AIBC  
Development Planner  
Planning, Urban Design and Sustainability | City of Vancouver  
604.873.7080 | [david.cha@vancouver.ca](mailto:david.cha@vancouver.ca)



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwx̱w̱ú7mesh (Squamish), and səliłwətaʔ (Tsleil-Waututh) Nations*

---

**From:** Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>  
**Sent:** Thursday, January 9, 2025 4:22 PM  
**To:** Cha, David <David.Cha@vancouver.ca>  
**Subject:** W 10th Ave - Shadow Study Requirements

Hi David,

Please find attached the example I was mentioning. This analysis could outline what we need to ask from the W 10<sup>th</sup> Ave applicants.

Applicant to provide:

- Shadow analysis that explores a development proposal that does not shadow onto the St John's School (SJS). This zero-shadow study will help establish a baseline.
- Hourly shadowing from 9:00 am to 5:00 pm across the equinoxes (proposed development to be used for this analysis).
- 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 19<sup>th</sup> 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).

Please let me know if you have any questions. Hoping to send this off 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](mailto:daniel.feeney2@vancouver.ca)



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwx̱u817\_wú7mesh (Squamish), and səllwətəl (Tseil-Waututh) Nations*

**From:** "Michael LeBlanc" <mleblanc@sis.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 11/25/2024 1:10:17 PM  
**Subject:** Re: West 10th Telus/Ledcor Development

---

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Hi Daniel,

I'll try giving you a call around 2:30pm to connect -- thanks for reaching out.

Cheers,

Michael

On Mon, Nov 25, 2024 at 11:47u8239 AM Feeney, Daniel (PDS)  
<Daniel.Feeney2@vancouver.ca> wrote:

Hi Michael,

I just tried to get in touch there.

Please give me a call at your earliest convenience. I am out of the office from 1pm to 2:30pm today.

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](mailto:daniel.feeney2@vancouver.ca)



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam [[musqueam.bc.ca](http://musqueam.bc.ca)]), Skwx̱u817\_wú7mesh (Squamish [[squamish.net](http://squamish.net)]), and selilwetal (Tsleil-Waututh [[twnation.ca](http://twnation.ca)]) Nations*

---

**From:** Michael LeBlanc <[mleblanc@sjs.ca](mailto:mleblanc@sjs.ca)>  
**Sent:** Monday, November 25, 2024 9:50 AM  
**To:** Feeney, Daniel (PDS) <[Daniel.Feeney2@vancouver.ca](mailto:Daniel.Feeney2@vancouver.ca)>  
**Subject:** West 10th Telus/Ledcor Development

Hi Daniel,

Maria Pawluczuk from Ledcor asked us to reach out to you regarding their proposed tower at 10th and Yew in Kitsilano. She indicated that the city requested confirmation that the project had been communicated to us.

I did have some questions about whether the city takes shadow impacts into account when evaluating tower construction near schools. The Ledcor team had indicated to us that the city does not, in fact, consider this when independent

schools involved.

Would you have a few minutes this week for a call?

Thanks,

Michael

--



**Michael LeBlanc**

Director of Operations and Information Technology  
St. John's School

604 732 4434 x 854

[mleblanc@sjs.ca](mailto:mleblanc@sjs.ca)

[www.sjs.ca](http://www.sjs.ca) [[sjs.ca](http://www.sjs.ca)]

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

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**From:** ["Laurie Mackintosh" <laurie.mackintosh@dysarchitecture.com>](mailto:laurie.mackintosh@dysarchitecture.com)  
**To:** ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)  
**CC:** ["Colin Shrubb" <colin.shrubb@dysarchitecture.com>](mailto:colin.shrubb@dysarchitecture.com)  
["Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>](mailto:Maria.Pawluczuk@ledcor.com)  
**Date:** 9/16/2024 5:47:45 PM  
**Subject:** Rezoning Enquiry - 2212 West 10th Avenue

---

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Hi Daniel

We are currently working through a rezoning submission and a response to the detailed staff advice attached to the May 14 letter for the above address. Are you able to send us a copy of the word file? It will make it easier to provide point by point responses.

Thanks,

**Laurie Mackintosh** Registered Architect in the UK, Associate  
d 604 909 9836 t 604 669 7710

**\u9632!** **dys architecture**

260 - 1770 Burrard Street Vancouver BC V6J 3G7 [www.dysarchitecture.com](http://www.dysarchitecture.com) [[dysarchitecture.com](http://dysarchitecture.com)]

[disclaimer](#) [[dysarchitecture.com](http://dysarchitecture.com)]

*dys architecture gratefully acknowledges the unceded ancestral territories throughout the Province of BC where we have the opportunity to live and work.*

**From:** "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
**Date:** 5/7/2025 3:02:28 PM  
**Subject:** Shadow Policy

---

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Daniel,  
Thanks again for the call this morning. I was hoping you could point me in the right direction for the shadowing policy relevant to our development at West 10<sup>th</sup>. Is it the policy Solar Access Guidelines for Areas Outside of Downtown or the Broadway Plan – or both?

Solar Access Guidelines for Areas Outside of Downtown

**3.1 Shadow Limits**

- 3.1.1 Proposed development should not create new shadow impacts on public parks and public school sites between the spring and fall equinoxes from 10 a.m. to 4 p.m. PDT.
- 3.1.2 Proposed development should avoid creating new shadow impacts on the opposite sidewalk in village high streets as identified in the Vancouver Plan or other relevant policies between the spring and fall equinoxes from 10 a.m. to 4 p.m. PDT.
- 3.1.3 New buildings should minimize shadowing impacts on independent school yards (i.e., outdoor play fields, playgrounds, etc.) particularly during school hours.

Broadway Plan (2022)

New buildings should minimize shadowing impacts on independent school yards, particularly during school hours

**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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](http://ledcordevelopment.com)]  
[www.ledcor.com](http://www.ledcor.com) [[ledcor.com](http://ledcor.com)]

**FORWARD. TOGETHER.**

**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>  
**Date:** 4/17/2025 4:15:28 PM  
**Subject:** TELUS and Ledcor Project Portfolio - Request for Separate Service Connections  
**Attachments:** Two Services\_CoV\_Rationale\_v2\_signed.pdf  
Regent Separated Services - 2025-04-16.pdf  
2212 West 10th Ave - Water Service Connections.pdf

---

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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](http://www.ledcordevelopment.com) [[ledcordevelopment.com](mailto:ledcordevelopment.com)]

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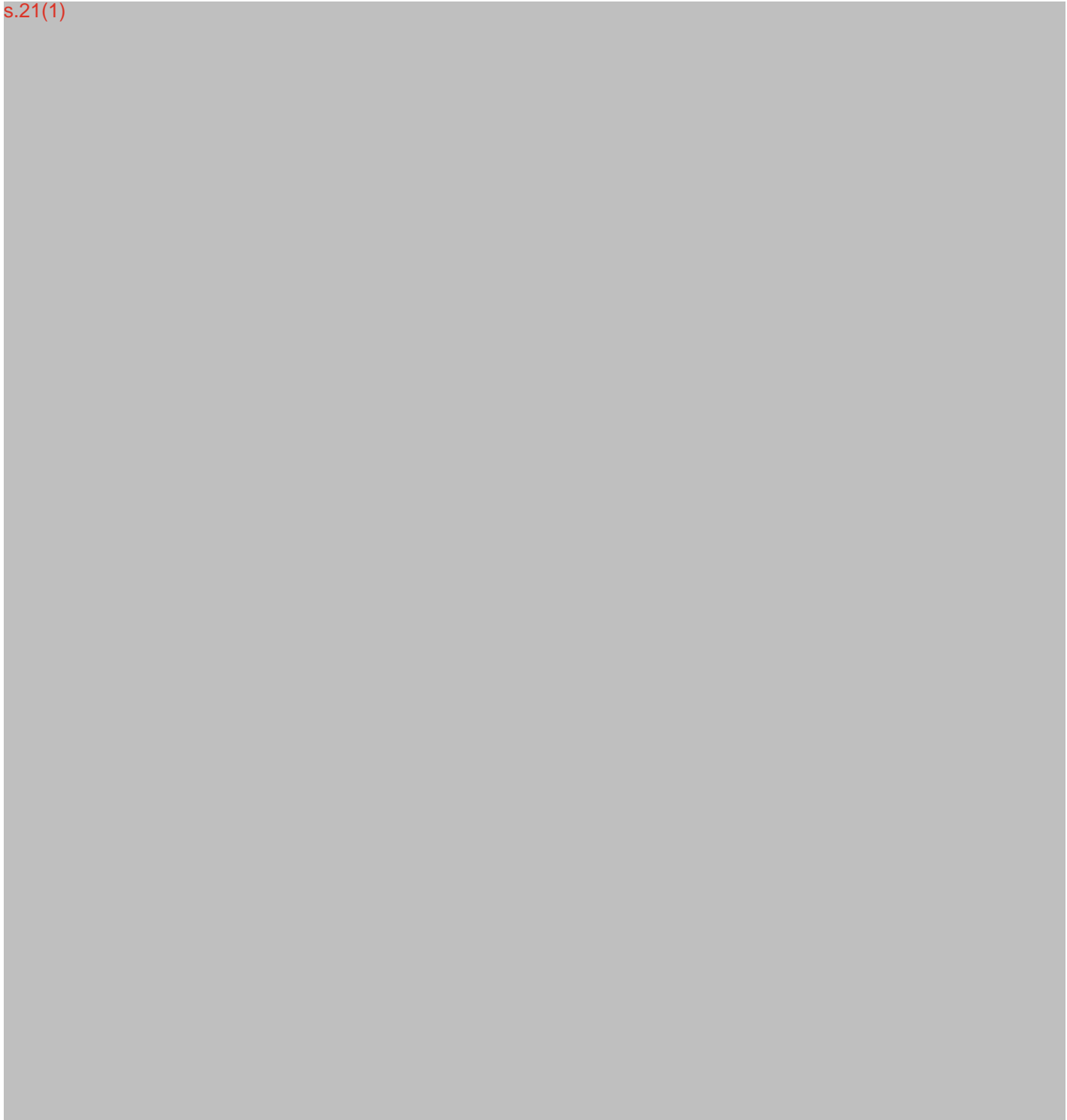


Ledcor Property Investments Ltd.  
1500 – 1067 W Cordova Street  
Vancouver, BC V6C 1C7

April 17<sup>th</sup>, 2025

**Attention: Engineering Services, City of Vancouver**  
(sent via email c/o [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca); [carven.ma@vancouver.ca](mailto:carven.ma@vancouver.ca))

s.21(1)





Ledcor Property Investments Ltd.  
1500 – 1067 W Cordova Street  
Vancouver, BC V6C 1C7

s.21(1)



Sincerely,

**LPI Management Ltd.**

*Maria Pawluczuk*

**Maria Pawluczuk**

Development Manager

[maria.pawluczuk@ledcor.com](mailto:maria.pawluczuk@ledcor.com)

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

Permit to Practice #: 1000512  
203-33386 South Fraser Way, Abbotsford, BC, V2S 2B5

**Date:** April 16, 2025

*City of Vancouver*

*453 12<sup>th</sup> Avenue*

**Attention:** Carven Ma, Waterworks Design Branch

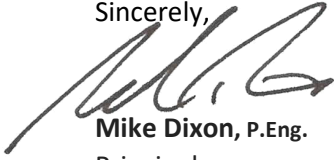
*Vancouver, BC, V5Y 1V4*

s.21(1)



s.21(1)

Sincerely,



**Mike Dixon, P.Eng.**

Principal

**Straiton Engineering Ltd.**

203 – 33386 South Fraser Way

Abbotsford, BC | V2S 2B5

D: 778-752-5834



2025-04-16

April 16, 2025

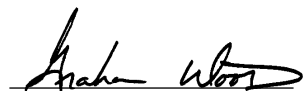
File: AF54 Page: 1 of 1

City of Vancouver  
453 12<sup>th</sup> Avenue  
Vancouver, B.C.  
V5Y 1V4

Attention: **Carven Ma**  
**Waterworks Design Branch**

s.21(1)

Yours truly,



Graham Wood  
Project Manager

cc: Maria Pawluczuk, Ledcor Development

i:\af59\word\regent service connections.docx

**From:** ["Imani, Kaveh" <Kaveh.Imani@vancouver.ca>](mailto:Kaveh.Imani@vancouver.ca)  
**To:** ["Liu, Belinda" <Belinda.Liu@vancouver.ca>](mailto:Belinda.Liu@vancouver.ca)  
["Feene2, Daniel \(PDS\)" <Daniel.Feene2@vancouver.ca>](mailto:Daniel.Feene2@vancouver.ca)  
**CC:** ["Phan, Thien" <Thien.Phan@vancouver.ca>](mailto:Thien.Phan@vancouver.ca)  
["Li, Ellen \(Eng\)" <EllenJessica.Li@vancouver.ca>](mailto:EllenJessica.Li@vancouver.ca)  
["Klein, Daniel" <Daniel.Klein@vancouver.ca>](mailto:Daniel.Klein@vancouver.ca)  
["Casidy, Bryce" <Bryce.Casidy@vancouver.ca>](mailto:Bryce.Casidy@vancouver.ca)  
**Date:** 7/21/2025 11:43:11 AM  
**Subject:** Telus CO sites: 6486 Chester and 2212 W 10 Av - two service connection

---

Hi Belinda and Daniel – thank you for your patience.

After further review and discussion with engineering staff, and noting these are identified as post disaster buildings, we are willing to accept more than one set of services to these sites:

- 6486 Chester St - RZ-2025-00037
- 2212 W 10 Ave - RZ-2024-00090

**Note:** The applicant should refrain from using water as a cooling agent for their equipment as 'Once Through Cooling' technologies are banned in the City of Vancouver and DBL has a bylaw in place to require they not be put in. Please make sure the applicant is aware of this.

I am working with staff to confirm if this same approach can be applied to the other anticipated Telus Co sites, but for now we have only focused on the two sites. Also, we may need to update our Rz conditions to reflect the separate services but will follow up separately to confirm/update.

Best,  
Kaveh

**Kaveh Imani**

Senior Project Manager  
Engineering Services | City of Vancouver  
604.829.9334 | [kaveh.imani@vancouver.ca](mailto:kaveh.imani@vancouver.ca)

Upcoming out of office: s.22(1)

---

**From:** Liu, Belinda <Belinda.Liu@vancouver.ca>  
**Sent:** Friday, July 18, 2025 2:06 PM  
**To:** Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Klein, Daniel <Daniel.Klein@vancouver.ca>  
**Subject:** Re: 6486 Chester ENG conditions - two service connection

oh I see. Should I hold off on sending out the conditions to the applicant until a decision is made?

Belinda

---

**From:** Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>  
**Sent:** Friday, July 18, 2025 2:02 PM  
**To:** Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>; Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Klein, Daniel <[Daniel.Klein@vancouver.ca](mailto:Daniel.Klein@vancouver.ca)>  
**Subject:** RE: 6486 Chester ENG conditions - two service connection

Decision is pending on the two service connections. Hoping to have answer for your following internal meeting on Monday.

**Kaveh Imani**

Senior Project Manager  
Engineering Services | City of Vancouver  
604.829.9334 | [kaveh.imani@vancouver.ca](mailto:kaveh.imani@vancouver.ca)

Upcoming out of office: s.22(1)

---

**From:** Liu, Belinda <[Belinda.Liu@vancouver.ca](mailto:Belinda.Liu@vancouver.ca)>  
**Sent:** Friday, July 18, 2025 2:01 PM  
**To:** Li, Ellen (Eng) <[EllenJessica.Li@vancouver.ca](mailto:EllenJessica.Li@vancouver.ca)>; Imani, Kaveh <[Kaveh.Imani@vancouver.ca](mailto:Kaveh.Imani@vancouver.ca)>; Klein, Daniel <[Daniel.Klein@vancouver.ca](mailto:Daniel.Klein@vancouver.ca)>  
**Subject:** 6486 Chester ENG conditions - two service connection

Hi everyone, thanks for your hard work on the 6486 Chester St conditions. I'm prepping the conditions to send out to the applicant. Can you confirm that the conditions take into account the two service connection approach proposed by the applicant? Are we supportive of the approach for Chester? See attached email for reference.

Kindly,  
Belinda Liu | Rezoning Planner

**From:** "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
"Cha, David" <David.Cha@vancouver.ca>  
**Date:** 4/16/2024 3:47:52 PM  
**Subject:** Copy: 2122 W 10th Discussion

---

Hi David,

Let's meet to discuss the FOD advice for 2212 W 10<sup>th</sup> Ave.

Cheers,

Daniel

---

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---

**From:** "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
"Semproni, Mike" <Mike.Semproni@vancouver.ca>  
**CC:** "Phan, Thien" <Thien.Phan@vancouver.ca>  
**Date:** 3/20/2024 4:05:50 PM  
**Subject:** Copy: 2212 W 10th Ave - RZ ENQ - Offsite Improvements

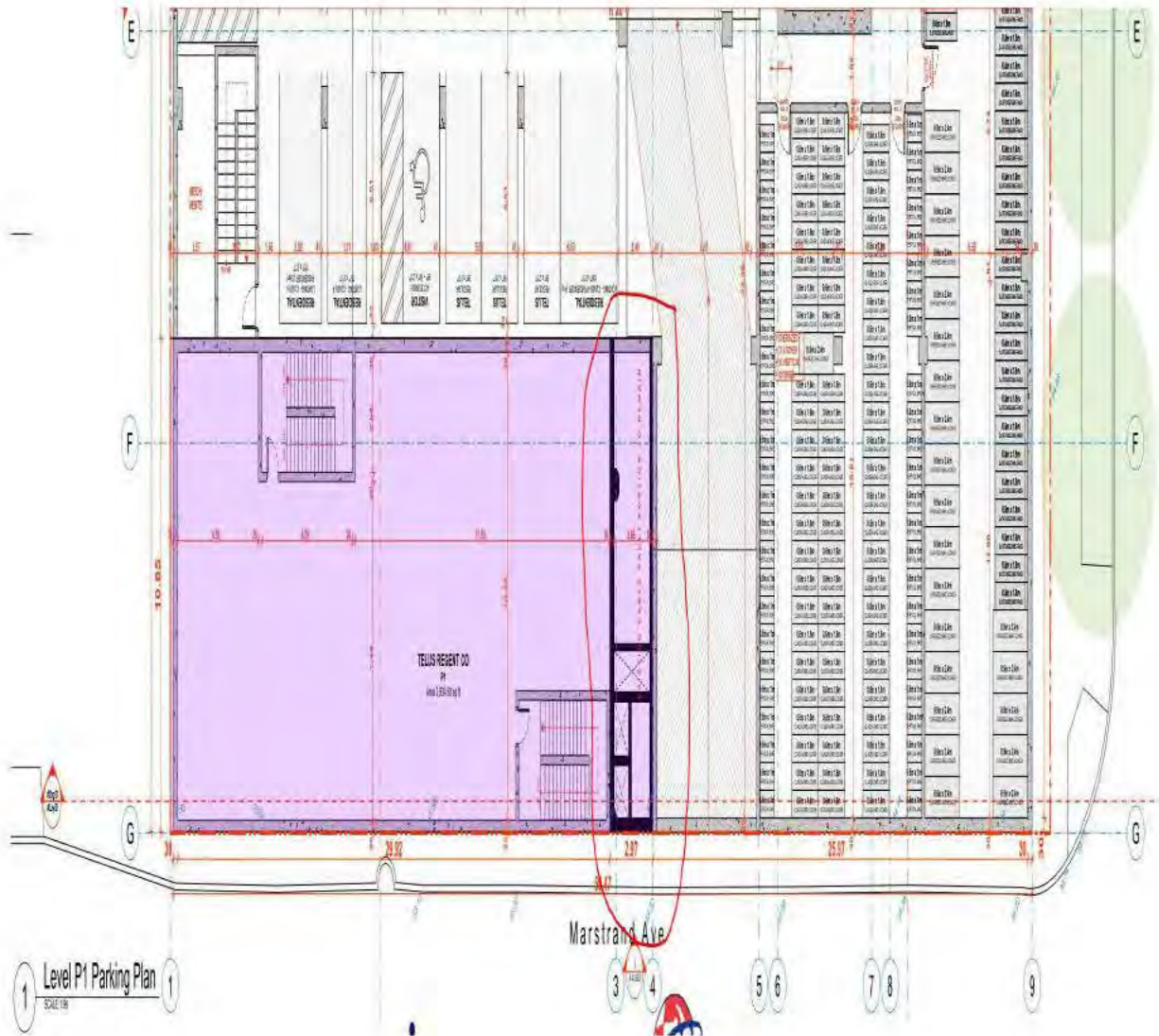
---

Hi Mike,

Thank you for providing your review for the rezoning enquiry at 2212 W 10<sup>th</sup>.

This site is quite unique. I'm hoping to chat about the sidewalk srw requirement for the site. The applicant walked us through the site and their operations, and there may be some decent rationale for us to look at an alternative solution for off-site improvements along the site's rear lane/street.

Overall, the area of the structure highlighted below needs retain its existing footprint. Happy to chat about this further so you have all the context.



Thank you,

Daniel

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**From:** ["Feeney, Daniel \ \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)  
**To:** ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)  
["Phan, Thien" <Thien.Phan@vancouver.ca>](mailto:Thien.Phan@vancouver.ca)  
["Cha, David" <David.Cha@vancouver.ca>](mailto:David.Cha@vancouver.ca)  
["Spaans, Kevin" <Kevin.Spaans@vancouver.ca>](mailto:Kevin.Spaans@vancouver.ca)  
["Linehan, Marie" <marie.linehan@vancouver.ca>](mailto:marie.linehan@vancouver.ca)  
["Mah, Chris" <Chris.Mah@vancouver.ca>](mailto:Chris.Mah@vancouver.ca)  
**CC:** ["Misiak, Andrew" <Andrew.Misiak@vancouver.ca>](mailto:Andrew.Misiak@vancouver.ca)  
["Stroh, Miles" <Miles.Stroh@vancouver.ca>](mailto:Miles.Stroh@vancouver.ca)  
**Date:** 3/7/2024 5:38:42 PM  
**Subject:** Copy: 2212 W 10th Ave - Telus Facility Site Visit

---

\*\*\*NEW DATE & TIME REQUEST\*\*\*

Can we all make it out to site on the Thursday as opposed to the Friday?

Let me know.

Thank you,

Daniel

Hi Folks,

Pooni, Ledcor, and Telus have kindly offered a tour of their "central office" on West10<sup>th</sup> Ave.

This will be a good opportunity to learn about their new infrastructure as well as the site /neighbourhood context.

Please let me know if this date and time works and I'll get back to the applicant.

Cheers,

Daniel

**From:** ["Phan, Thien" <Thien.Phan@vancouver.ca>](mailto:Thien.Phan@vancouver.ca)  
**To:** ["Phan, Thien" <Thien.Phan@vancouver.ca>](mailto:Thien.Phan@vancouver.ca)  
["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)  
["Autiero, David" <david.autiero@vancouver.ca>](mailto:david.autiero@vancouver.ca)  
["Feeney, Daniel \ \(PDS\\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)  
["Cha, David" <David.Cha@vancouver.ca>](mailto:David.Cha@vancouver.ca)  
["Cheng, Maria" <Maria.Cheng@vancouver.ca>](mailto:Maria.Cheng@vancouver.ca)  
["Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>](mailto:JaimeLynn.Borsa@vancouver.ca)  
["Patterson, Aemelia" <Aemelia.Patterson@vancouver.ca>](mailto:Aemelia.Patterson@vancouver.ca)  
["Imani, Kaveh" <Kaveh.Imani@vancouver.ca>](mailto:Kaveh.Imani@vancouver.ca)  
**CC:** ["Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>](mailto:Rosemarie.Draskovic@vancouver.ca)  
["Casidy, Bryce" <Bryce.Casidy@vancouver.ca>](mailto:Bryce.Casidy@vancouver.ca)  
["Lee, Tracy" <Tracy.Lee@vancouver.ca>](mailto:Tracy.Lee@vancouver.ca)  
[lorne.wolinsky@ledcor.com](mailto:lorne.wolinsky@ledcor.com)  
**Date:** 10/31/2024 2:10:20 PM  
**Subject:** Copy: CONFIRMED applicant meeting re: Telus sites

---

CONFIRMED IN PERSON APPLICANT MEETING (except Rosemarie and Kaveh)

Hi Everyone,

Per my email (below) and per our upcoming internal meeting, here is a PLACEHOLDER for a workshop with the applicant.

We will discuss more next week, but putting this in everyone's calendar.

Note that this will be in person with the exception of Rosemarie who will join on Teams.

let me know if this is alright.

Thanks

Thien

---

Hi Everyone

Telus is rezoning a number of sites, including:

1. 2212 West 10 – previous enquiry and current application
2. 380-390 East 10 – upcoming enquiry/application

The applicant is also going to apply concurrently for a DP/BP for the public utility space (CO), which is for Telus infrastructure, which is millions of dollars to retain/relocate. The underlying zoning for these sites are C-7 and C-3A. They will apply for a DP/BP for the CO space while their rezoning is in play. The future or current rezoning application is to shrink the CO space and build housing above and around it.

While they can submit a DP/BP for the CO space while their rezoning is active, they want to meet with staff to understand any future implications with respect to the DP/BP under the existing zoning, subdivision, building code, site plans, etc.

I'm going to set up an internal meeting to discuss first, and then an external meeting with the applicant.

Please let me know if there is someone on your team I can also include.

Thanks,  
Thien

---

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---

**From:** "Shah, Maitrayee" <Maitrayee.Shah@vancouver.ca>  
**To:** "Shah, Maitrayee" <Maitrayee.Shah@vancouver.ca>  
 "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>  
 "Cha, David" <David.Cha@vancouver.ca>  
 "Moss, Reed" <Reed.Moss@vancouver.ca>  
**CC:** "Kettmann, Harry" <harry.kettmann@vancouver.ca>  
 "Brooker, Emily" <Emily.Brooker@vancouver.ca>  
**Date:** 11/7/2024 3:37:09 PM  
**Subject:** Copy: RZ/ Early Review/ 2212 W 10th Avenue/ RZ-2024-00090

---

Please see today's Early Review Schedule below:

| No | RZ/DRB | Address                  | DP Number     |            |
|----|--------|--------------------------|---------------|------------|
| 1  | RZ     | 11 E 4TH AVENUE          | RZ-2024-00084 | Iman/Susa  |
| 2  | RZ     | 2212 W 10th Ave          | RZ-2024-00090 | Maitrayee  |
| 3  | RZ     | 3295 Commercial Drive    | RZ-2024-00076 | Justin/Zoe |
| 4  | DRB    | 4189 Yew St              | DP-2021-00521 | Peivand    |
| 5  | DRB    | 1510 W 71                | DP-2023-00905 | Nicole     |
| 6  | DRB    | 2664 BIRCH STREET        | DP-2024-00986 | Iman       |
| 7  | DRB    | 1026 Davie               | DP-2024-00900 | Claudia    |
| 8  | DRB    | 650 W 41st               | DP-2024-00847 | Claudia    |
| 9  | DRB    | 211 Columbia             | DP-2024-00703 | Claudia    |
| 10 | DRB    | 8543 River Dist Crossing | DP-2024-00835 | Sam        |
| 11 | DRB    | 4228 W 13th Ave          | DP-2024-00615 | Sam        |

Note that this rezoning application will be discussed at the end of today's meeting as Daniel has a conflicting schedule and he is available at 3:15. Let me know if you would like me to reach out to you through Teams once we're ready to discuss this application in today's meeting.

Regards,  
Maitrayee Shah

---



---

Hello Team,  
I trust this message finds you well. For this rezoning application, since the team has been assigned now, I have scheduled this application to be discussed at Monday Early Review on November 18, 2024. I hope this time and date works for you.

I will send you the schedule on Monday once I receive it.

Regards,

**Maitrayee Shah | Project Coordinator**

MRAIC

Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

604.707.5407

[maitrayee.shah@vancouver.ca](mailto:maitrayee.shah@vancouver.ca)



----

Meeting link can be found here.

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**From:** "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>  
**To:** "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>  
"Imani, Kaveh" <Kaveh.Imani@vancouver.ca>  
"Phan, Thien" <Thien.Phan@vancouver.ca>  
"Liu, Belinda" <Belinda.Liu@vancouver.ca>  
"Casidy, Bryce" <Bryce.Casidy@vancouver.ca>  
**CC:** "Li, Ellen (Eng)" <EllenJessica.Li@vancouver.ca>  
"Ma, Carven" <Carven.Ma@vancouver.ca>  
"Shim, Davis" <Davis.Shim@vancouver.ca>  
**Date:** 4/25/2025 9:19:11 AM  
**Subject:** Copy: Telus Sites - Two Connection Approach  
**Attachments:** Two Services\_CoV\_Rationale\_v2\_signed.pdf  
Regent Separated Services - 2025-04-16.pdf  
2212 West 10th Ave - Water Service Connections.pdf

---

Hi Team,

Hoping to run through Ledcor's rationale for a two-connection design approach.

If we can try digest their justification before the meeting, that would be helpful.

Kaveh, please forward this invite to your team if necessary.

Cheers,

Daniel

---

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Ledcor Property Investments Ltd.  
1500 – 1067 W Cordova Street  
Vancouver, BC V6C 1C7

April 17<sup>th</sup>, 2025

**Attention: Engineering Services, City of Vancouver**  
(sent via email c/o [bryce.casidy@vancouver.ca](mailto:bryce.casidy@vancouver.ca); [carven.ma@vancouver.ca](mailto:carven.ma@vancouver.ca))

s.21(1)





Ledcor Property Investments Ltd.  
1500 – 1067 W Cordova Street  
Vancouver, BC V6C 1C7

s.21(1)



Sincerely,

**LPI Management Ltd.**

*Maria Pawluczuk*

**Maria Pawluczuk**

Development Manager

[maria.pawluczuk@ledcor.com](mailto:maria.pawluczuk@ledcor.com)

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

Permit to Practice #: 1000512  
203-33386 South Fraser Way, Abbotsford, BC, V2S 2B5

**Date:** April 16, 2025

*City of Vancouver*

*453 12<sup>th</sup> Avenue*

**Attention:** Carven Ma, Waterworks Design Branch

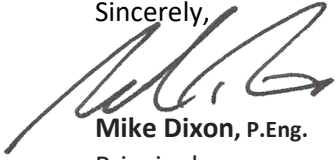
*Vancouver, BC, V5Y 1V4*

s.21(1)



s.21(1)

Sincerely,



**Mike Dixon, P.Eng.**

Principal

**Straiton Engineering Ltd.**

203 – 33386 South Fraser Way

Abbotsford, BC | V2S 2B5

D: 778-752-5834



2025-04-16

April 16, 2025

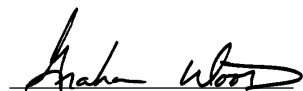
File: AF54 Page: 1 of 1

City of Vancouver  
453 12<sup>th</sup> Avenue  
Vancouver, B.C.  
V5Y 1V4

Attention: **Carven Ma**  
**Waterworks Design Branch**

s.21(1)

Yours truly,



Graham Wood  
Project Manager

cc: Maria Pawluczuk, Ledcor Development

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**From:** "Phan, Thien" <Thien.Phan@vancouver.ca>  
**To:** "Phan, Thien" <Thien.Phan@vancouver.ca>  
"Autiero, David" <david.autiero@vancouver.ca>  
"Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>  
"Lam, Matthew" <matthew.lam@vancouver.ca>  
"Cheng, Maria" <Maria.Cheng@vancouver.ca>  
"Patterson, Aemelia" <Aemelia.Patterson@vancouver.ca>  
"Feeney, Daniel \PDS\" <Daniel.Feeney2@vancouver.ca>  
"Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>

**Date:**

**Subject:** Copy: Telus sites and central office spaces

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Hi Everyone

There is an applicant that has two projects in for rezoning.

1. 2212 West 10
2. 380-390 East 10

The applicant is also going to apply concurrently for a DP/BP for the public utility space (CO), which is for Telus infrastructure, which is millions of dollars to retain/relocate. The underlying zoning for these spaces are RM. They will also apply for a rezoning while their DP/BP is in play. This rezoning is to shrink the CO space and build housing above and around it.

While they can submit a DP/BP for the CO space while their rezoning is in play, they want to meet with staff to understand any future implications.

I'm going to set up an internal meeting and then an external meeting with the applicant.

Please let me know if there is someone on your team I can also include.

Thanks,  
Thien