

File No.: 2025-981

May 27, 2026

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of December 12, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Records of staff documentation (specifically: records, memos, notes, draft comments, staff reports, plan check notes, emails, attachments, meeting notes, or other documentation) related to planning, zoning, engineering, urban design and applicant completeness that describe or identify the "non-compliance" referenced in the October 22, 2024 email from Daniel Feeney to Belinda Liu regarding the rezoning application for 2022-2212 West 10th Avenue noted from FOI case file 2025-477. Date range: October 1, 2024 to June 26, 2025.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-981); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Siân Madsen, MA, MAS
Acting Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:lg

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

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

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



Postcard and site sign: [here](#)

SYC: [here](#)

Belinda

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

Hi Belinda,

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

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

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

Thank you!

Daniel

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

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

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

As well, can you confirm:

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

Belinda

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

Hello Everyone,

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

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

All the best,

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

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm ([Musqueam](#)), Skwxwú7mesh ([Squamish](#)), and səlilwətaʔ ([Tsleil-Waututh](#)) Nations

CD-1 REZONING APPLICATION DISTRIBUTION	
FILE INFO	
PROPERTY ADDRESSES	2110 W 10 th Avenue
POSSE NUMBER	RZ-2024-00090
VANDocs CASE FOLDER	TBC
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	October 18, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	TBD
URBAN DESIGN PANEL	TBD
COMMENTS DUE	March 7, 2025
REZONING PROPOSAL	
- To rezone from C7 to CD-1 to allow for the development of a 25-storey mixed-use rental building over a 4 storey podium - A portion of the existing telecommunications facility will be retained and modernized - Approximately 221 rental housing units of which 20% would be below market rental - Proposed FSR is 6.65 - A building height of 77.6 m (255 ft.) 78 underground parking spaces and 429 bicycle spaces	
APPLICANT INFORMATION	
APPLICANT	Ledcor Group Maria.pawluczuk@ledcor.ca
ARCHITECT	DYS Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>
REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	communityspaces@vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>
PDS - Housing Regulation	<i>To be assigned</i>
ACCS - Social Policy	<i>To be assigned</i>
REFM - Real Estate Services	<i>N/A</i>
APPLICATION DOCUMENTS	
Application forms	Rezoning application form

Property/site information	• Title search • Charge summary • BC Company summary • Rezoning consent by all owners
Site Plans and Design Package	• Building grades • Survey Plan • Rezoning booklet • Large-scale drawing set (with FSR overlay) • Landscape plan (may be included in booklet/large-scale drawing set)
Studies, Reports and Assessments	• Water demands • Site disclosure statement • Phase 1 environmental site assessment • Green Buildings Policy for Rezoning package – Energy Emissions Design Report – Embodied Carbon Design Report – Resilient Buildings Planning Worksheet – Letter of commitment • Arborist report
Additional Information	• Community-serving spaces information form • Renter Screening Form • CAC Offer Form • DCL waiver request form

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z 4A8

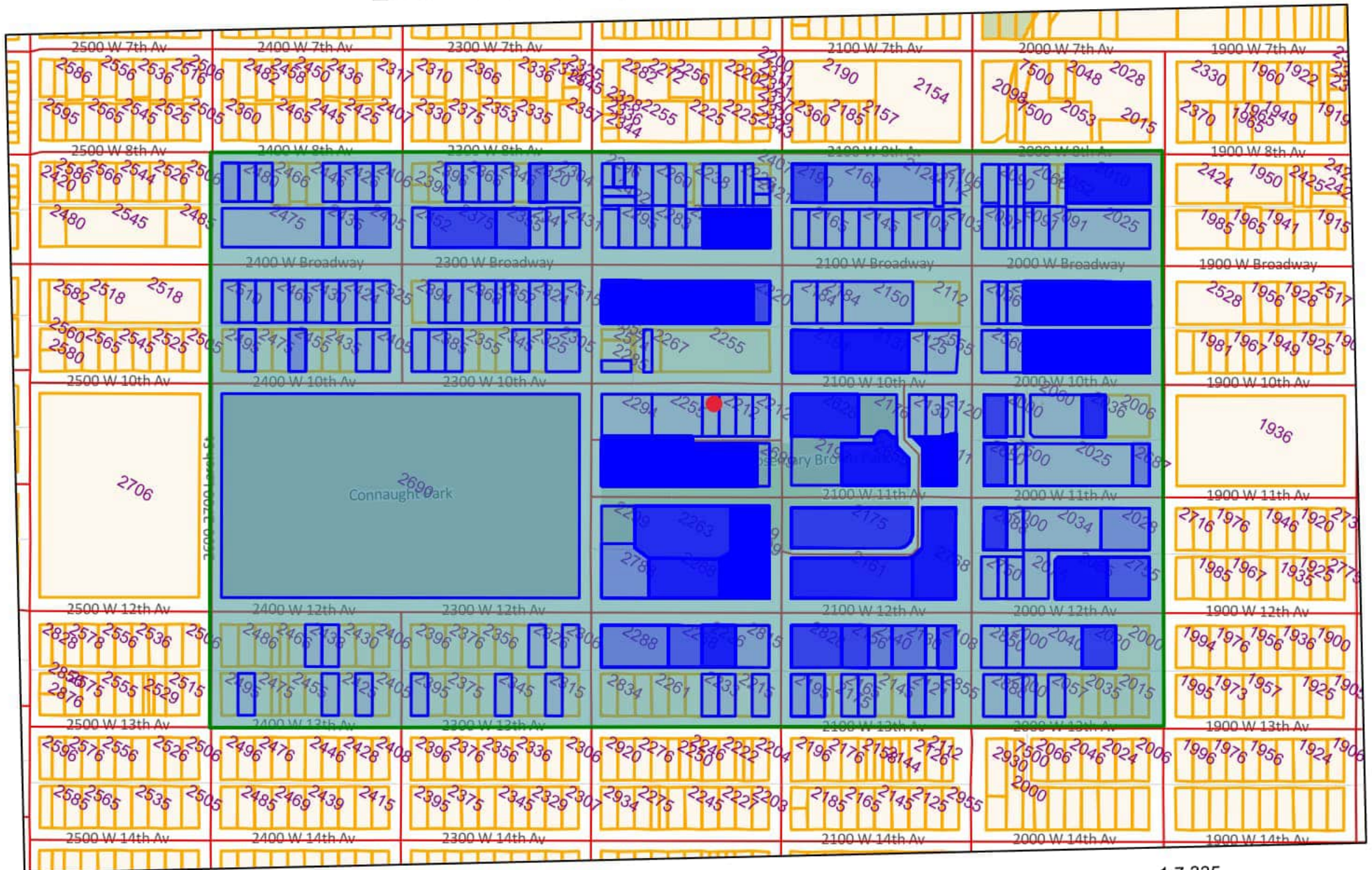
T: 604-326-4868

daniel.feeney2@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm ([Musqueam](#)), Skwxwú7mesh ([Squamish](#)), and salilwatał ([Tsleil-Waututh](#)) Nations

2212 W 10th Ave - Public Geonotification



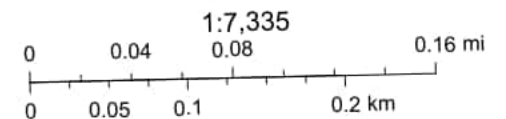
12/9/2024, 2:26:19 PM

Address



Parcel - Land Coordinate

Hundred Block



From: [Ma, Carven](#)
To: [Casidy, Bryce](#); [Craig, Cheryl](#); [Guerra, Maria](#)
Cc: [Li, Samuel](#); [Imani, Kaveh](#); [Feeney, Daniel \(PDS\)](#)
Subject: RE: Telus CO - code summary for DP pre-app submission
Date: Friday, April 4, 2025 12:20:18 PM
Attachments: [image001.png](#)

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 10th Ave. I'll respond to them today.

Thanks,

Carven Ma, P.Eng.

Waterworks Design Branch

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

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Friday, April 4, 2025 11:37 AM
To: [Craig, Cheryl](mailto:cheryl.craig@vancouver.ca) <cheryl.craig@vancouver.ca>; [Guerra, Maria](mailto:Maria.Guerra@vancouver.ca) <Maria.Guerra@vancouver.ca>
Cc: [Ma, Carven](mailto:Carven.Ma@vancouver.ca) <Carven.Ma@vancouver.ca>; [Li, Samuel](mailto:Samuel.Li@vancouver.ca) <Samuel.Li@vancouver.ca>; [Imani, Kaveh](mailto:Imani.Kaveh@vancouver.ca) <Kaveh.Imani@vancouver.ca>; [Feeney, Daniel \(PDS\)](mailto:Daniel.Feeney2@vancouver.ca) <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



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From: Elise Spearing <Elise.Spearing@ledcor.com>
Sent: Thursday, April 3, 2025 3:19 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

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

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

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

[Report Suspicious](#) ?

Hi 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>

Sent: March 4, 2025 9:05 AM

To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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

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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Tuesday, March 4, 2025 8:43 AM
To: Elise Spearing <Elise.Spearing@ledcor.com>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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>
Sent: Wednesday, February 26, 2025 11:31 AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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>
Sent: February 26, 2025 11:25 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>
Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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



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

Sent: Tuesday, February 25, 2025 11:23 AM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Elise Spearing <Elise.Spearing@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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 10th, 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>

Sent: Tuesday, February 25, 2025 10:53 AM

To: Elise Spearing <Elise.Spearing@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Maria Pawluczuk <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 10th 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



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From: Elise Spearing <Elise.Spearing@ledcor.com>
Sent: Tuesday, February 25, 2025 10:02 AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Maria Pawluczuk <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>
Sent: February 18, 2025 11:25 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky

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



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

Sent: Tuesday, February 18, 2025 8:26 AM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Elise Spearing <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>

Sent: Wednesday, February 5, 2025 3:50 PM

To: Elise Spearing <Elise.Spearing@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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.

s.22(1)

Sincerely,

Bryce Casidy (he/him)

Project Facilitator | Development Services
Development, Buildings and Licensing | City of Vancouver
604.871.6707 | bryce.casidy@vancouver.ca



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From: Elise Spearing <Elise.Spearing@ledcor.com>

Sent: Wednesday, February 5, 2025 2:34 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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>

Sent: February 3, 2025 1:40 PM

To: Elise Spearing <Elise.Spearing@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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



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From: Elise Spearing <Elise.Spearing@ledcor.com>
Sent: Thursday, January 30, 2025 1:43 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <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>

Sent: January 17, 2025 3:59 PM

To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <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



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

Sent: Friday, January 17, 2025 12:01 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Christa Strand <Christa.Strand@ledcor.com>

Cc: Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <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>

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

To: Christa Strand <Christa.Strand@ledcor.com>

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



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From: Lam, Matthew <matthew.lam@vancouver.ca>

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

To: Christa Strand <Christa.Strand@ledcor.com>

Cc: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Warren Jantzen <wjantzen@pontemgrp.com>; Jack

Hui <jhui@pontemgrp.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lee, Tracy <Tracy.Lee@vancouver.ca>; Casidy, Bryce <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 th – Trinity	6486 Chester – Fairfax	2212 W 10 th – Regent	2008 W 41 st (Maple) – Amherst
Site Subdivision/Consolidation	Separate properties with future access(?) connection. 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.	Single or separate properties?	Single or separate properties?	Single or separate properties?
Air Space Parcel (single site arrangement?) Ref: Article 1.3.3.5. [A]	Separate Building from Existing? Clarify connection to future development (or redevelopment) through CRU#1 Note: It appears to have a proposed connection at basement level and a potential connection to adjacent property at CRU #1 on Level 1.	Separate Buildings?	Separate Buildings from Existing?	Separate Buildings?
Legal/Access Agreements	Maybe – crossing of services	Maybe	Maybe –	Maybe

	(reciprocal easement agreement)		crossing of services	
Street Requirement (CO is located within 3m-15m)	Yes	No for CO Building;	TBD as unclear of lane usage, named as Marstrand Avenue	Code Compliant as both buildings/uses faces W 41 st and Maple
Fire Department Access	TBC with VFRS -bike route and bike-share island -one-way/no through road on East 10th in from of project site Note: Based on VanMap, the dead end is less than 90m from centreline of Prince Edward St to the bike-share island.	TBC with VFRS -AL proposal for FF Path of Travel	TBC with VFRS: - 10th Ave with Separated Bike Path and one-way westbound; - Marstrand Ave <= 6m width and potentially obstructed	Code Compliant(?)
Proposed Major Occupancies	TBD; including CRU (Group D/E?)	TBD; Group C: Multi-family & u/g parking	TBD; see additional notes below	TBD; Group C: Multi-family & u/g parking
Spatial Separation	Assuming complies as if building is entirely separate building	Clarify if this is a single or separate building from the residential project with or without underground parking.	Clarify if this is a single or separate building and whether existing property line(s) are being maintained.	Clarify if this is a single or separate building from the residential project 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 building?	Impacts w.r.t. two building?	TBD
Any interim non-compliance?	ie: existing cable vault for exiting; others?	TBC	TBC	TBC

Importance Factor [4.1.2.1.(3)]	Post Disaster	Post Disaster	Post Disaster	Post Disaster
Existing Telus CO Building	Retained?	Switchover then Demolished?	Retained?	Switchover then Demolished?
Additional Notes:	Clarify what is the future development/redevelopment (of the old CO building)?	Site & building configuration will be based on Director of Planning but comments are provided as it relates to pre-DP submission.	Confirm Yew Street width including parked vehicles; as Streetview permits on- street parking. BP-2017-01509 – Telephone Exchange: F2 Occupancy	

From: Christa Strand <Christa.Strand@ledcor.com>

Sent: Monday, December 16, 2024 4:42 PM

To: Lam, Matthew <matthew.lam@vancouver.ca>

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

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