

File No.: 2026-032

May 6, 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 January 9, 2026 under the *Freedom of Information and Protection of Privacy Act* for:

Regarding Development Permit DP-2025-00227, record of all PTLs (Preliminary Technical Letters) from the Development, Buildings & Licensing Department and the Engineering Department, including:

- 1. All attachments or referenced documents;**
- 2. All revision lists or required changes included with the PTL;**
- 3. Any cover letters or transmittal emails issued with the PTL; and**
- 4. Any applicant responses to the PTL (including revised submissions or reply emails).**

Date range: September 1, 2024 to January 8, 2026.

All responsive records are attached. All responsive records are attached. Some information in the records has been severed (blacked out) under s.3(5)(a), s.15(1), s.15(1)(l), and s.22(1) of the Act. You can read or download these sections 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 (2026-032); 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)

:kt

From: [Casidy, Bryce](#)
To: "Maria Pawluczuk"
Cc: "Marissa Pascuzzi"; "InterCAD Services"
Subject: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter
Date: Thursday, November 20, 2025 12:13:00 PM
Attachments: [2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter.docx](#)
[image001.png](#)

Hi Maria,

See attached for the outstanding conditions letter. The only thing outstanding is Planning's request as follows:

Further mitigate the exposed blank wall along the south elevation facing Marstrand Avenue by extending the brick cladding treatment toward both the west and east corners.

While the proposed brick cladding is an improvement in material treatment, additional design development is required to fully address the blank wall condition along Marstrand Avenue.

This street presents a unique neighbourhood context, as the adjacent neighbouring residential buildings' primary frontage faces Marstrand Avenue and the area experiences high pedestrian activity.

If you would like me to set up a meeting with the planner to discuss further, let me know and I will get back to you with some times that work.

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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November 20, 2025

RE 2221 MARSTRAND AVENUE
Development Application Number DP-2025-00227

The following remain outstanding and must be resolved prior to permit issuance

Urban Design conditions:

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

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

Further mitigate the exposed blank wall along the south elevation facing Marstrand Avenue by extending the brick cladding treatment toward both the west and east corners.

While the proposed brick cladding is an improvement in material treatment, additional design development is required to fully address the blank wall condition along Marstrand Avenue. This street presents a unique neighbourhood context, as the adjacent neighbouring residential buildings' primary frontage faces Marstrand Avenue and the area experiences high pedestrian activity.

Development Review Branch conditions:

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

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

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

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

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

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

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

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

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

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

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

~~Note to Applicant: One accessible parking space is required.~~

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

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

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

Landscape Review conditions:

~~1.6 — consideration to add plant material along rear lane interface;~~

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

~~1.7 — provision of stand-alone landscape architectural drawings;~~

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

Engineering Services conditions:

~~1.8 — submission of an updated landscape plan for the streetscape design of the site reflecting all the public realm changes, including demonstration of:~~

~~i. — notation of the following:~~

~~a. — "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."~~

~~b. — "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for tree species specification and inspection after tree planting completion. Contractor to consult with the Project Arborist when working within the Tree Protection Zone (TPZ). A TPZ is any area within 6 times the diameter of a tree trunk."~~

~~ii. — City of Vancouver Standard Detail Drawings C2.1 referencing for proposed sidewalk on Yew Street;~~

~~iii. — City of Vancouver Standard Detail Drawings C2.2 referencing for proposed sidewalk on West 10th Avenue;~~

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

- ~~1.9 — provision of vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including minimum 3.5 meters (11.5 feet) width, 5.5 meters (18 feet) length, 2.3 meters (7.5 feet) vertical clearance, plus 1.5 meters (4.9 feet) access aisle for van accessible space;~~
- ~~1.10 — provision of loading space(s), per Parking By-law Section 5 and the Design Supplement, including minimum [3.4 meters (11.2 feet) width], 10.2 meters (33.5 feet) length for Class B spaces;~~
- ~~1.11 — provision of all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, including correction of the following:
 - ~~i. — missing Design Elevations from the plan at corner of driveways, parking stalls, access pathway; and~~
 - ~~ii. — incorrect Design Elevation at entrance;~~~~

~~Note to Applicant: Refer to Landscape Plan — Level 1/sheet L.1.0. Design Elevations must be directly interpolated between adjacent building grades (see markup for location/details). Refer to building grade letter. Please note this revision is only for the new building along Marstrand Avenue. Any other future development on the site will have to submit final design grades along property line again.~~

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

Development Review Branch conditions:

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

Engineering Services conditions:

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

~~Note to Applicant: Provide a revised hydrogeological report that:~~

- ~~a. ——— contemplates the architectural design for both proposed buildings on this parcel;~~
 - ~~b. ——— includes additional groundwater monitoring data as described in Section 5.5 of the submitted report (dated October 14, 2024); and~~
 - ~~c. ——— incorporates discussion of a coordinated groundwater management plan for the entire parcel, including details regarding location and timing of the proposed cut-off wall.~~
- ~~ii. ——— An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.~~

~~Note to Applicant: Refer to Zoning and Development By law (Section 4.3.4). and the Groundwater Management Bulletin.
<https://vancouver.ca/home-property-development/groundwater-management-bulletin.aspx>.~~

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

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

E-mailed to applicant on: 20/11/2025

May 29, 2025

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

RE 2212 W 10TH AVENUE
Development Application Number DP-2025-00227

On behalf of the Director of Planning, your application has been approved to develop a 1-storey public utility building having vehicular access from Marstrand Avenue on this existing site.

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

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

IMPORTANT - PRIOR TO RESPONSE SUBMISSION

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

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

Contact your project facilitator bryce.casidy@vancouver.ca with any questions or concerns.

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

Urban Design conditions:

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

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

Development Review Branch conditions:

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

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

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

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

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

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

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

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

- iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet and roof deck accesses for all building and floors;
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Engineering Services conditions:

- 1.8 submission of an updated landscape plan for the streetscape design of the site reflecting all the public realm changes, including demonstration of:
- i. notation of the following notes:
 - a. "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - b. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. . New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for tree species specification and inspection after tree planting completion. Contractor to consult with the Project Arborist when working within the Tree Protection Zone (TPZ). A TPZ is any area within 6 times the diameter of a tree trunk."
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Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

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

- 1.11 provision of all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, including correction of the following:

- i. missing Design Elevations from the plan at corner of driveways, parking stalls, access pathway; and
- ii. incorrect Design Elevation at entrance;

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

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

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

Development Review Branch conditions:

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

Engineering Services conditions:

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

Note to Applicant: Provide a revised hydrogeological report that:

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

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

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

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

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

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

3.0 **Conditions of the Development Permit:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 3.15 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
- ii. All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

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

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

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

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

4.0 Notes to Applicant:

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before November ??, 2025** this Development Application may stand refused.
- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued. No development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

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

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

Yours truly,

[sign]image:SigningUserSignatureDocumentId

[sign]SigningUserName,

[sign]SigningUserEmailAddress

[sign]SigningUserPhoneNumber

From: [Maria Pawluczuk](#)
To: [Casidy, Bryce](#)
Cc: [Marissa Pascuzzi](#)
Subject: RE: 2212 - Regent - CO Prior Tos - Accessibility letter
Date: Wednesday, August 20, 2025 10:03:35 AM
Attachments: [Regent Accessibility Letter.docx](#)

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Hi Bryce,

Item 1.5 i of the Prior To letter addresses accessible parking spaces. As discussed in our meeting a few weeks ago, could you please confirm whether the attached letter from TELUS would be sufficient to request an exemption?

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

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August 20, 2025

Regent Central Office Accessible Parking Stall

Dear Permit Review Team,

TELUS Communications Inc. respectfully requests that you consider waiving the accessible parking space requirement for the aforementioned telecommunications facility.

This facility is classified as a telecommunications infrastructure site rather than a traditional office building, and it will not house permanent staff or function as an occupied workplace. Access is restricted to authorized technical personnel for periodic maintenance and equipment servicing. As such, the facility operates as unmanned telecommunications infrastructure.

As a federally regulated telecommunications utility provider, TELUS operates this facility to support critical telecommunications infrastructure serving the Vancouver community. Site visits are infrequent, scheduled, and conducted by trained technical staff who are company employees familiar with site conditions.

Thank you for your consideration.

Sincerely,

Gary Prévost

Technology Strategy Manager, National Access & Energy Planning
Real Estate and Central Office Optimization (RECO) with
Western Building Infrastructure Projects

From: [Casidy, Bryce](#)
To: "Marissa Pascuzzi"; "Maria Pawluczuk"
Cc: "Laurie Mackintosh"; "Rick Morrow"
Subject: RE: 2212 - Regent - CO Prior Tos
Date: Tuesday, August 12, 2025 2:44:00 PM
Attachments: [2221 Marstrand Av \(2212 W 10th Av\) - DP-2025-00227 - Prior-to Letter.docx](#)
[image001.png](#)

Hi Marissa,

Here it is.

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: Marissa Pascuzzi

Sent: Tuesday, August 12, 2025 2:34 PM

To: Casidy, Bryce ; Maria Pawluczuk

Cc: Laurie Mackintosh ; Rick Morrow

Subject: RE: 2212 - Regent - CO Prior Tos

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[Report Suspicious](#) ?

Hi Bryce,

Can you please share a word version of the CO Prior To letter?

Thank you!

Marissa Pascuzzi

Development Coordinator

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

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

Sent: Friday, July 4, 2025 4:32 PM

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

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh
<laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>

Subject: RE: 2212 - Regent - CO Prior Tos

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,

I've just sent an invite for Thursday at 3:00.

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: Thursday, July 3, 2025 4:31 PM

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

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh
<laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>

Subject: RE: 2212 - Regent - CO Prior Tos

Hi Bryce,

Apologies, if you are available in the afternoon on Thursday, July 10th that would be preferred.

Thanks,

Maria Pawluczuk

c 236-668-2748

From: Maria Pawluczuk

Sent: Thursday, July 3, 2025 3:04 PM

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

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh
<laurie.mackintosh@dysarchitecture.com>

Subject: RE: 2212 - Regent - CO Prior Tos

Hi Bryce,

Are you available next Friday to meet with the architect to review a few of the “Prior To” conditions? We’ve marked up how we plan to address each item and want to confirm we’re aligned before proceeding with the formal resubmission and BP submission at the end of July. Any time between 10:00 AM and 4:00 PM works well—please let me know what suits you best.

Thank you,

Maria Pawluczuk

c 236-668-2748

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

Sent: Monday, June 2, 2025 12:02 PM

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

Subject: RE: 2212 - Regent - CO Prior Tos

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Hi Maria,

See attached for the official Prior-to Letter.

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: Casidy, Bryce

Sent: Friday, May 30, 2025 1:27 PM

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

Subject: RE: 2212 - Regent - CO Prior Tos

Hi Maria,

The Prior-to Letter has been approved, though apparently my Project Coordinator is away today so it will need to wait until next week for official issuance. That said, I've attached the draft here which should be the same as the final copy.

A few things to note:

1. The urban design condition requesting an improved interface is giving the option of improved materiality on the Marstrand building face, or having climbing/hanging vines. In discussions with Landscape, as the roof is not publicly accessible, the planters at the roof would not need to be very heavy duty or deep. A lightweight metal planter to the parapet height would be sufficient for the hanging vines. If you wanted to do climbing vines instead, setting back the building 2 ft and having raised planters would be sufficient. Our preference would be to provide the plant material to replace the removed trees along Marstrand, but the Landscape condition is a "consideration".
2. No setback is being requested at Marstrand for the parking area.
3. We are conditioning the accessible and Class B Loading spaces. These conditions will likely be relaxed with your rationale for the operation of the building, and including the information that any additional loading can be handled with the upcoming residential development. I think having a Class A loading space instead of the 2 small car spaces would operationally make the most sense so a work van could park there.
4. The requested Hydrogeological Study (2.4) and TDM Plan (2.5) may be taken from those provided for the rezoning, though adding a CO specific heading to these reports would be helpful for staff review.

Let me know if you have any other questions. Otherwise, I will get this officially out to you next week.
Have a good weekend!

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: Friday, May 30, 2025 1:08 PM

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

Subject: 2212 - Regent - CO Prior Tos

Hi Bryce,

Just wanted to check in and see if we are still on track to receive our Prior To letter today and to see if there is an update on the parking setback?

Thanks,

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

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June 2, 2025

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

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

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

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

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

IMPORTANT - PRIOR TO RESPONSE SUBMISSION

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

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

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

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

Urban Design conditions:

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

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

Development Review Branch conditions:

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

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

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

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

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

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

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

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

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

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

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

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

Note to Applicant: One accessible parking space is required.

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

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

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

Landscape Review conditions:

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

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

- 1.7 provision of stand-alone landscape architectural drawings;

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

Engineering Services conditions:

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

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

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

- 1.11 provision of all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, including correction of the following:

- i. missing Design Elevations from the plan at corner of driveways, parking stalls, access pathway; and
- ii. incorrect Design Elevation at entrance;

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

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

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

Development Review Branch conditions:

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

Engineering Services conditions:

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

Note to Applicant: Provide a revised hydrogeological report that:

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

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

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

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

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

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

3.0 Conditions of the Development Permit:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 3.15 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
- ii. all third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

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

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

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

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

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

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

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

4.0 Notes to Applicant:

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

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

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

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

4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

Yours truly,

s.15(1), s.22(1)

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

From: [Marissa Pascuzzi](#)
To: [Casidy, Bryce](#); [Maria Pawluczuk](#)
Cc: [Laurie Mackintosh](#); [Rick Morrow](#)
Subject: RE: 2212 - Regent - CO Prior Tos
Date: Wednesday, July 9, 2025 1:14:23 PM
Attachments: [image001.png](#)
[2221 Marstrand Av Mark Up on Prior-to Letter.pdf](#)
[EPP145045 V18 LTO-Survey-Plan-Certification.pdf](#)
[313683956 v\(1\) TL Regent - Consolidated Title PID 032-509-774.pdf](#)

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[Report Suspicious](#)

Hi Bryce,

In preparation for tomorrow's meeting, I have attached our markup of the prior-to letter with some items we wish to discuss in green. I have also attached the lot consolidation plan and updated title. DYS has prepared some renderings addressing the blank wall condition, and they can be viewed/downloaded at the link below:

[s.15\(1\)\(l\)](#)

Please let me know if you have any questions. Looking forward to connecting tomorrow!

Marissa Pascuzzi

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

From: Casidy, Bryce

Sent: Friday, July 4, 2025 4:32 PM

To: Maria Pawluczuk

Cc: Marissa Pascuzzi ; Laurie Mackintosh ; Rick Morrow

Subject: RE: 2212 - Regent - CO Prior Tos

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,

I've just sent an invite for Thursday at 3:00.

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: Thursday, July 3, 2025 4:31 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>
Subject: RE: 2212 - Regent - CO Prior Tos
Hi Bryce,

Apologies, if you are available in the afternoon on Thursday, July 10th that would be preferred.

Thanks,
Maria Pawluczuk
c 236-668-2748

From: Maria Pawluczuk
Sent: Thursday, July 3, 2025 3:04 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>
Subject: RE: 2212 - Regent - CO Prior Tos
Hi Bryce,

Are you available next Friday to meet with the architect to review a few of the “Prior To” conditions? We’ve marked up how we plan to address each item and want to confirm we’re aligned before proceeding with the formal resubmission and BP submission at the end of July. Any time between 10:00 AM and 4:00 PM works well—please let me know what suits you best.
Thank you,

Maria Pawluczuk
c 236-668-2748

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Monday, June 2, 2025 12:02 PM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: 2212 - Regent - CO Prior Tos

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,
See attached for the official Prior-to Letter.

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: Casidy, Bryce
Sent: Friday, May 30, 2025 1:27 PM

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

Subject: RE: 2212 - Regent - CO Prior Tos

Hi Maria,

The Prior-to Letter has been approved, though apparently my Project Coordinator is away today so it will need to wait until next week for official issuance. That said, I've attached the draft here which should be the same as the final copy.

A few things to note:

1. The urban design condition requesting an improved interface is giving the option of improved materiality on the Marstrand building face, or having climbing/hanging vines. In discussions with Landscape, as the roof is not publicly accessible, the planters at the roof would not need to be very heavy duty or deep. A lightweight metal planter to the parapet height would be sufficient for the hanging vines. If you wanted to do climbing vines instead, setting back the building 2 ft and having raised planters would be sufficient. Our preference would be to provide the plant material to replace the removed trees along Marstrand, but the Landscape condition is a "consideration".
2. No setback is being requested at Marstrand for the parking area.
3. We are conditioning the accessible and Class B Loading spaces. These conditions will likely be relaxed with your rationale for the operation of the building, and including the information that any additional loading can be handled with the upcoming residential development. I think having a Class A loading space instead of the 2 small car spaces would operationally make the most sense so a work van could park there.
4. The requested Hydrogeological Study (2.4) and TDM Plan (2.5) may be taken from those provided for the rezoning, though adding a CO specific heading to these reports would be helpful for staff review.

Let me know if you have any other questions. Otherwise, I will get this officially out to you next week.

Have a good weekend!

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: Friday, May 30, 2025 1:08 PM

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

Subject: 2212 - Regent - CO Prior Tos

Hi Bryce,

Just wanted to check in and see if we are still on track to receive our Prior To letter today and to

see if there is an update on the parking setback?

Thanks,

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

FORWARD. TOGETHER.

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

June 2, 2025

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

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

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

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

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

IMPORTANT - PRIOR TO RESPONSE SUBMISSION

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

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

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

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

Urban Design conditions:

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

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

Development Review Branch conditions:

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

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

- 1.3 demonstration of compliance with Section 3.1.2.1– Height, of the C-7 District Schedule of the Zoning and Development By-law, by providing the following:
- i. geodetic elevations at levels of the roof, i.e., top of parapet and top of roof accesses; Noted.
 - ii. interpolated Building Grades (IBG) spot elevations to be calculated from Engineering grades and added to the site plan, roof plan and elevations, demonstrating the calculation of critical height points at the greatness height condition for the building; Noted.

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

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

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

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

- iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet and roof deck accesses for all building and floors; **Noted.**

- iv. existing and proposed grade elevations at major building corners added to the site plan, main floor plan and elevations; **Noted.**

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

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

Note to Applicant: One accessible parking space is required. **Noted.**

- ii. Compliance with Section 5.2.5 - Required Off Street Loading Spaces, of the Parking By-law; **Shared use of one loading space in future development.**

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

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

Landscape Review conditions:

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

Note to Applicant: Planters at grade, or on the roof with climbing or trailing plant material (and appropriate support structures) could be used to soften this interface. **Minimal space in front of building. Planters cannot be placed on roof of TELUS building.**

- 1.7 provision of stand-alone landscape architectural drawings;

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

Engineering Services conditions:

1.8 submission of an updated landscape plan for the streetscape design of the site reflecting all the public realm changes, including demonstration of:

i. notation of the following: **Noted.**

a. "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

b. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for tree species specification and inspection after tree planting completion. Contractor to consult with the Project Arborist when working within the Tree Protection Zone (TPZ). A TPZ is any area within 6 times the diameter of a tree trunk."

ii. City of Vancouver Standard Detail Drawings C2.1 referencing for proposed sidewalk on Yew Street; **Noted.**

iii. City of Vancouver Standard Detail Drawings C2.2 referencing for proposed sidewalk on West 10th Avenue; **Noted.**

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

1.9 provision of vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including minimum 3.5 meters (11.5 feet) width, 5.5 meters (18 feet) length, 2.3 meters (7.5 feet) vertical clearance, plus 1.5 meters (4.9 feet) access aisle for van accessible space;

Accessible stall is not needed for TELUS Staff. Additionally, this change would involve shifting the building and compromising future outdoor space and bike parking.

1.10 provision of loading space(s), per Parking By-law Section 5 and the Design Supplement, including minimum [3.4 meters (11.2 feet) width], 10.2 meters (33.5 feet) length for Class B spaces;

Shared use of one loading space in future development.

- 1.11 provision of all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, including correction of the following: **Noted.**

- i. missing Design Elevations from the plan at corner of driveways, parking stalls, access pathway; and
- ii. incorrect Design Elevation at entrance;

Note to Applicant: Refer to Landscape Plan – Level 1/sheet L.1.0. Design Elevations must be directly interpolated between adjacent building grades (see markup for location/details). Refer to building grade letter. **Markup not yet received.**

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

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

Development Review Branch conditions:

- 2.1 Written confirmation is to be submitted that there are no changes other than changes caused by addressing the remaining conditions. **Noted.**
- 2.2 Written confirmation is to be submitted that the notification signs on the site have been removed. **Current signs are for RZ notification - not DP.**

Engineering Services conditions:

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

Note to Applicant: Provide a revised hydrogeological report that:

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

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

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

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

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

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

Is a TDM specifically for the TELUS CO required?

3.0 Conditions of the Development Permit:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 3.15 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and **Noted.**
- ii. all third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City. **Noted.**

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

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

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

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

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

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

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

4.0 Notes to Applicant:

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

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

- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued. **Noted.**

- 4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued. **N/A.**

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

- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision. **Noted.**

- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings. **Noted.**

Yours truly,

s.15(1), s.22(1)

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

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

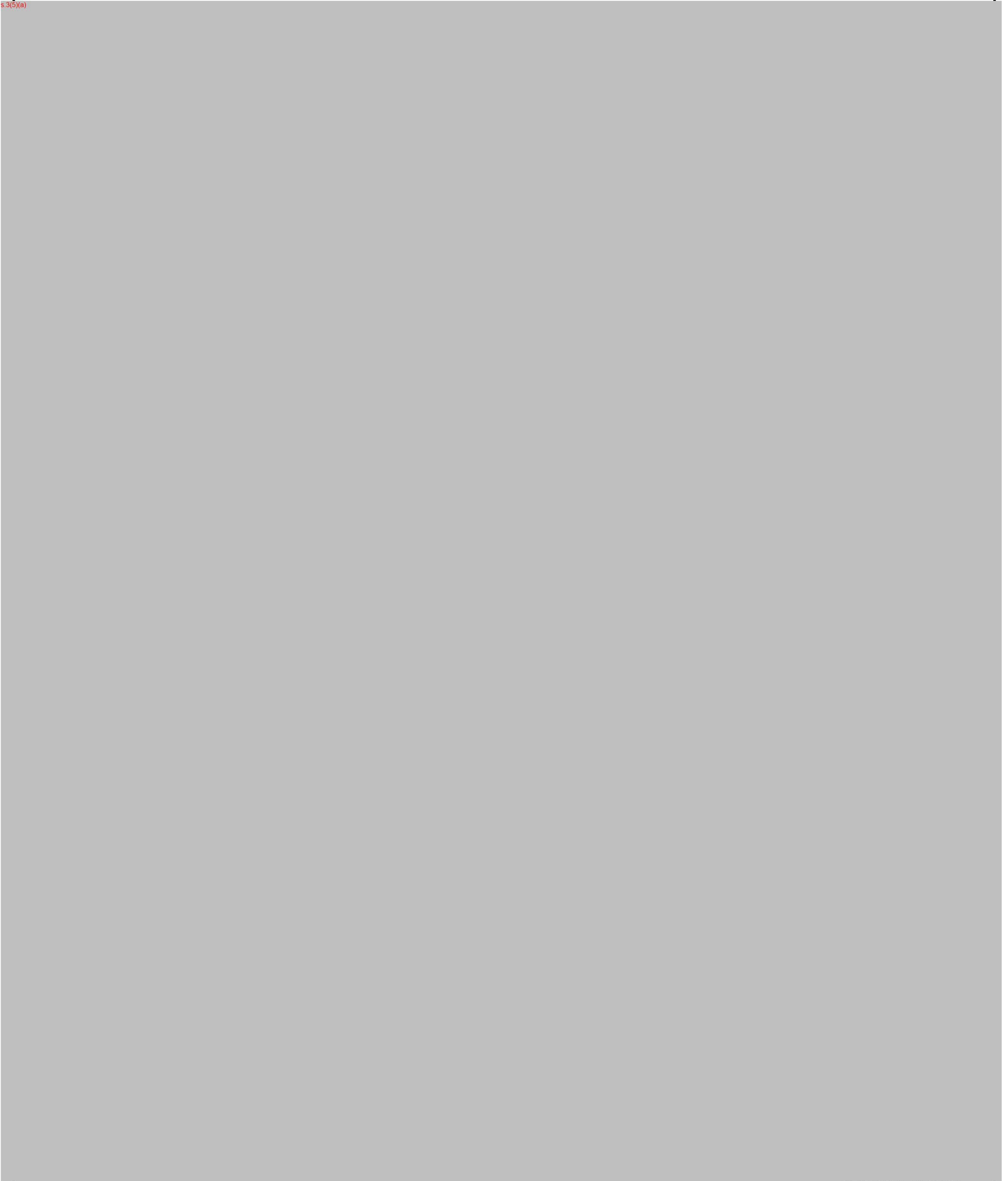
s.3(5)(a)



REFERENCE PLAN OF LOTS 7, 8, 9 AND 10
ALL OF BLOCK 363 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2300

PLAN EPP145045

s.3(5)(a)



TITLE SEARCH PRINT

File Reference: 335186.00009mks

2025-05-06, 09:05:15

Requestor: Megan Sedmak

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s.3(5)(a)



TITLE SEARCH PRINT

File Reference: 335186.00009mks

2025-05-06, 09:05:15

Requestor: Megan Sedmak

Transfers

NONE

s.3(5)(a)



From: [Casidy, Bryce](#)
To: "Marissa Pascuzzi"; "Maria Pawluczuk"
Cc: "Laurie Mackintosh"; "Rick Morrow"
Subject: RE: 2212 - Regent - CO Prior Tos
Date: Wednesday, August 13, 2025 3:44:00 PM
Attachments: [DP-2025-00227 - BG Rev \(1\).pdf](#)
[image001.png](#)

Hi Marissa,
My apologies. See attached.

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: Marissa Pascuzzi
Sent: Wednesday, August 13, 2025 3:29 PM
To: Casidy, Bryce ; Maria Pawluczuk
Cc: Laurie Mackintosh ; Rick Morrow
Subject: RE: 2212 - Regent - CO Prior Tos

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Hy Bryce,
Thank you for sharing the word document. I also wanted to follow up on the landscape markup mentioned in section 1.11 of the Prior To letter, as I don't believe we have received it yet. Can you please share today?
Thank you!

Marissa Pascuzzi

Development Coordinator
p 604-605-1742 | **c** 778-233-4352

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Tuesday, August 12, 2025 2:44 PM
To: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>
Subject: RE: 2212 - Regent - CO Prior Tos

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 Marissa,

Here it is.

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: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>

Sent: Tuesday, August 12, 2025 2:34 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Cc: Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>

Subject: RE: 2212 - Regent - CO Prior Tos

Hi Bryce,

Can you please share a word version of the CO Prior To letter?

Thank you!

Marissa Pascuzzi

Development Coordinator

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

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

Sent: Friday, July 4, 2025 4:32 PM

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

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>

Subject: RE: 2212 - Regent - CO Prior Tos

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,

I've just sent an invite for Thursday at 3:00.

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: Thursday, July 3, 2025 4:31 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Rick Morrow <Rick.Morrow@ledcor.com>
Subject: RE: 2212 - Regent - CO Prior Tos

Hi Bryce,

Apologies, if you are available in the afternoon on Thursday, July 10th that would be preferred.

Thanks,

Maria Pawluczuk
c 236-668-2748

From: Maria Pawluczuk
Sent: Thursday, July 3, 2025 3:04 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>
Subject: RE: 2212 - Regent - CO Prior Tos

Hi Bryce,

Are you available next Friday to meet with the architect to review a few of the “Prior To” conditions? We’ve marked up how we plan to address each item and want to confirm we’re aligned before proceeding with the formal resubmission and BP submission at the end of July. Any time between 10:00 AM and 4:00 PM works well—please let me know what suits you best.

Thank you,

Maria Pawluczuk
c 236-668-2748

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Monday, June 2, 2025 12:02 PM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: 2212 - Regent - CO Prior Tos

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,

See attached for the official Prior-to Letter.

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: Casidy, Bryce

Sent: Friday, May 30, 2025 1:27 PM

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

Subject: RE: 2212 - Regent - CO Prior Tos

Hi Maria,

The Prior-to Letter has been approved, though apparently my Project Coordinator is away today so it will need to wait until next week for official issuance. That said, I've attached the draft here which should be the same as the final copy.

A few things to note:

1. The urban design condition requesting an improved interface is giving the option of improved materiality on the Marstrand building face, or having climbing/hanging vines. In discussions with Landscape, as the roof is not publicly accessible, the planters at the roof would not need to be very heavy duty or deep. A lightweight metal planter to the parapet height would be sufficient for the hanging vines. If you wanted to do climbing vines instead, setting back the building 2 ft and having raised planters would be sufficient. Our preference would be to provide the plant material to replace the removed trees along Marstrand, but the Landscape condition is a "consideration".
2. No setback is being requested at Marstrand for the parking area.
3. We are conditioning the accessible and Class B Loading spaces. These conditions will likely be relaxed with your rationale for the operation of the building, and including the information that any additional loading can be handled with the upcoming residential development. I think having a Class A loading space instead of the 2 small car spaces would operationally make the most sense so a work van could park there.
4. The requested Hydrogeological Study (2.4) and TDM Plan (2.5) may be taken from those provided for the rezoning, though adding a CO specific heading to these reports would be helpful for staff review.

Let me know if you have any other questions. Otherwise, I will get this officially out to you next week.

Have a good weekend!

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: Friday, May 30, 2025 1:08 PM

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

Subject: 2212 - Regent - CO Prior Tos

Hi Bryce,

Just wanted to check in and see if we are still on track to receive our Prior To letter today and to see if there is an update on the parking setback?

Thanks,

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

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Issues		
No.	Description	Date
1	Issued for DP	2025-03-

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Client: _____



Project Title: _____

2212 West 10th Avenue
Vancouver, B

TELUS CO - NEW BUILDIN

Drawing Title: _____

Landscape Plan
Level 1

Project North: Drawn By:

SZ

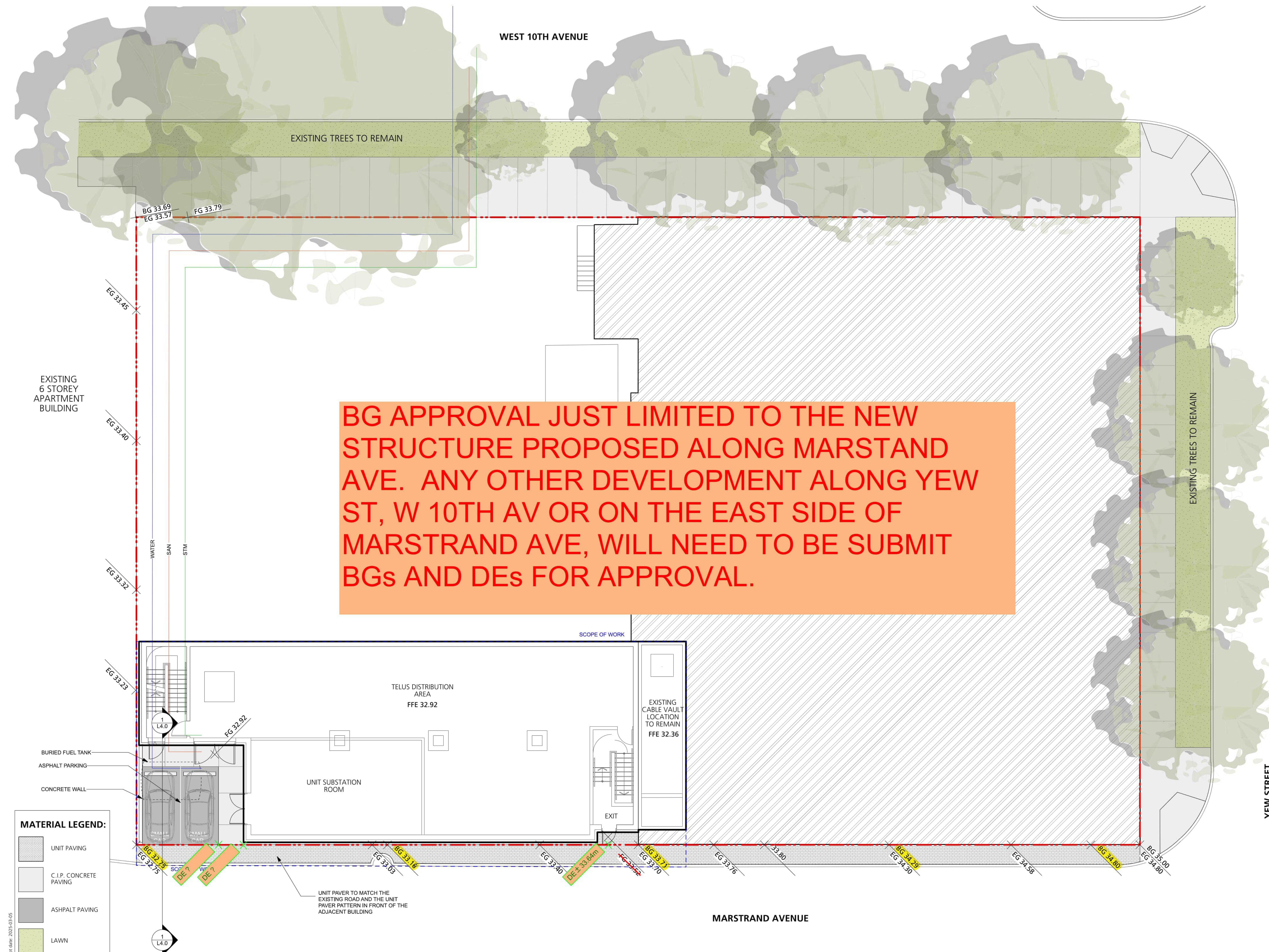
Checked By:

Scale: _____ Job No.: _____

1:100 24-018

Sheet No : _____

L1.C



From: [Maria Pawluczuk](#)
To: [Cha, David](#); [Casidy, Bryce](#)
Cc: [Marissa Pascuzzi](#)
Subject: RE: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter
Date: Thursday, December 4, 2025 12:51:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[1.0-F11-CO Full Brick-Quoins.jpg](#)
[1.0-F12-CO Full Brick-Quoins.jpg](#)

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Hi David,

Please see attached.

- The corners of the front volume have recessed brick quoins as a reference to the existing building.
- There is darker brick at the ends to provide some variation.
- The canopy above the doors at the entry is shown as steel and glass instead of concrete and the louvre above has been extended as a vertical element.

Look forward to your thoughts.

Maria Pawluczuk
c 236-668-2748

From: Cha, David

Sent: December 2, 2025 2:15 PM

To: Casidy, Bryce ; Maria Pawluczuk

Cc: Marissa Pascuzzi

Subject: RE: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter

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Hi Maria,

Looks like I missed you call. Please see response below regarding the two options.

The full brick option is supported by Planning to ensure that Marstrand Avenue does not appear as a lane. To further articulate the blank wall and break up the massing, please consider incorporating additional masonry detailing and variation in colour. A good reference example is St. Augustine School at 2154 West 7th Avenue.

Regards,

David Cha, Architect AIBC

Development Planner

Planning, Urban Design and Sustainability | City of Vancouver

604.873.7080 | david.cha@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱məθkʷəy̓əm

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

Sent: Friday, November 28, 2025 3:23 PM

To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Cha, David <David.Cha@vancouver.ca>

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>

Subject: RE: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter

Thanks, Maria. We'll have a look at this and get back to you.

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: Friday, November 28, 2025 3:16 PM

To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>

Subject: RE: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter

Hi David & Bryce,

Please see attached. After discussions with DYS, we propose using metal grate detailing for articulation. This approach breaks up the massing more effectively by introducing material variety.

For comparison, I've included the full brick option, which we feel is not as strong.

I look forward to your feedback.

Thank you!

Maria Pawluczuk

c 236-668-2748

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

Sent: November 20, 2025 12:14 PM

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

Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>; InterCAD Services <mail@intercad.bc.ca>

Subject: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter

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Hi Maria,

See attached for the outstanding conditions letter. The only thing outstanding is Planning's request as follows:

Further mitigate the exposed blank wall along the south elevation facing Marstrand Avenue by extending the brick cladding treatment toward both the west and east corners.

While the proposed brick cladding is an improvement in material treatment, additional design

development is required to fully address the blank wall condition along Marstrand Avenue. This street presents a unique neighbourhood context, as the adjacent neighbouring residential buildings' primary frontage faces Marstrand Avenue and the area experiences high pedestrian activity.

If you would like me to set up a meeting with the planner to discuss further, let me know and I will get back to you with some times that work.

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](#)
To: [Casidy, Bryce](#)
Cc: [Marissa Pascuzzi](#)
Subject: RE: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter
Date: Thursday, November 20, 2025 5:01:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Hi Bryce,

Could you please confirm if the request is for the brick cladding treatment extension on the corners on the lower portion only?

Please see rough sketch below.



Thank you!

Maria Pawluczuk
c 236-668-2748

From: Casidy, Bryce

Sent: November 20, 2025 12:14 PM

To: Maria Pawluczuk

Cc: Marissa Pascuzzi ; InterCAD Services

Subject: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter

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Hi Maria,

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west and east corners.

While the proposed brick cladding is an improvement in material treatment, additional design development is required to fully address the blank wall condition along Marstrand Avenue. This street presents a unique neighbourhood context, as the adjacent neighbouring residential buildings' primary frontage faces Marstrand Avenue and the area experiences high pedestrian activity.

If you would like me to set up a meeting with the planner to discuss further, let me know and I will get back to you with some times that work.

Sincerely,

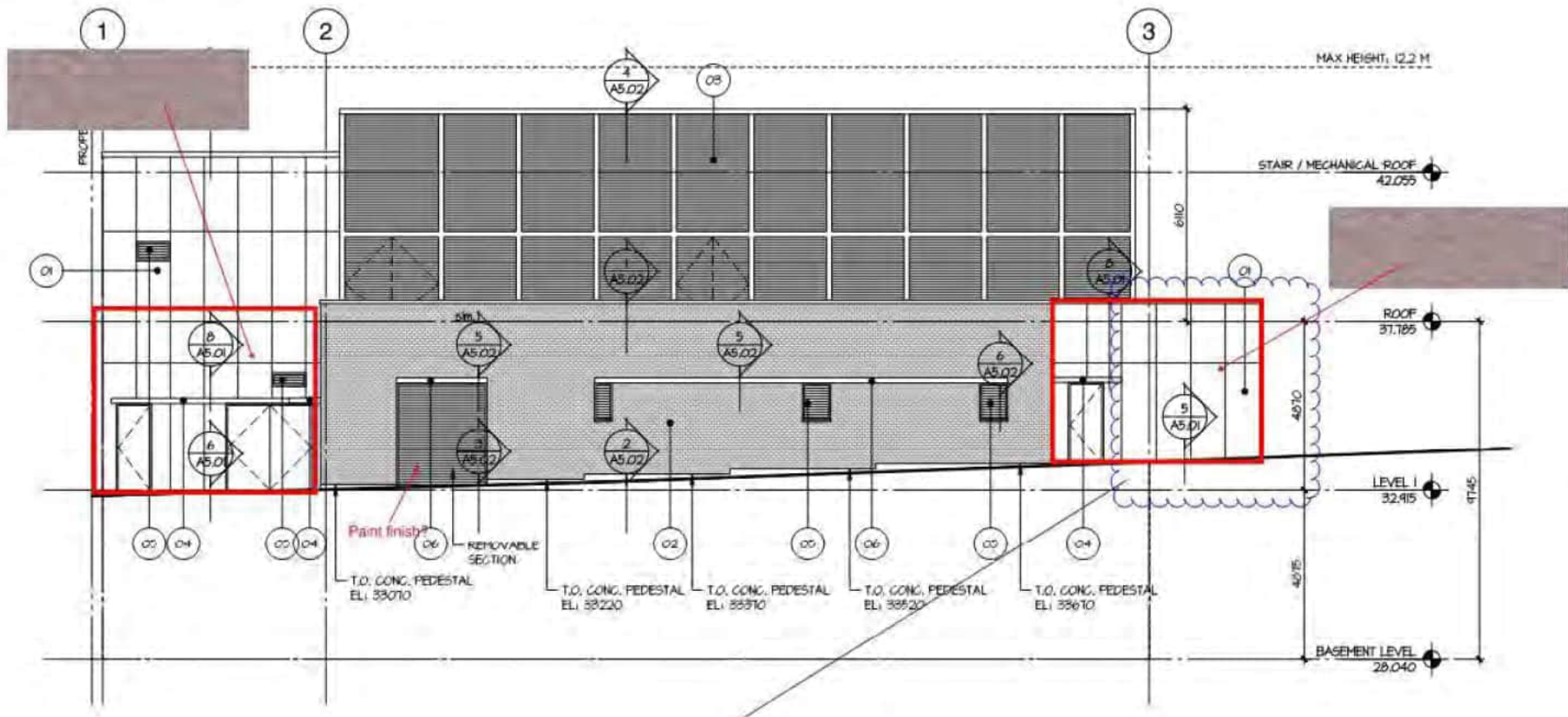
Bryce Casidy (he/him)

Project Facilitator | Development Services
Development, Buildings and Licensing | City of Vancouver

604.671.6707 | bryce.casidy@vancouver.ca



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From: [Maria Pawluczuk](#)
To: [Casidy, Bryce](#); [Cha, David](#)
Cc: [Marissa Pascuzzi](#)
Subject: RE: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter
Date: Friday, November 28, 2025 3:20:22 PM
Attachments: [image001.png](#)
[A224606_Telus CO External Studies.pdf](#)

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Hi David & Bryce,

Please see attached. After discussions with DYS, we propose using metal grate detailing for articulation. This approach breaks up the massing more effectively by introducing material variety.

For comparison, I've included the full brick option, which we feel is not as strong.

I look forward to your feedback.

Thank you!

Maria Pawluczuk
c 236-668-2748

From: Casidy, Bryce
Sent: November 20, 2025 12:14 PM
To: Maria Pawluczuk
Cc: Marissa Pascuzzi ; InterCAD Services
Subject: 2221 Marstrand Avenue - DP-2025-00227 - Outstanding Conditions Letter

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Hi Maria,

See attached for the outstanding conditions letter. The only thing outstanding is Planning's request as follows:

Further mitigate the exposed blank wall along the south elevation facing Marstrand Avenue by extending the brick cladding treatment toward both the west and east corners.

While the proposed brick cladding is an improvement in material treatment, additional design development is required to fully address the blank wall condition along Marstrand Avenue.

This street presents a unique neighbourhood context, as the adjacent neighbouring residential buildings' primary frontage faces Marstrand Avenue and the area experiences high pedestrian activity.

If you would like me to set up a meeting with the planner to discuss further, let me know and I will get back to you with some times that work.

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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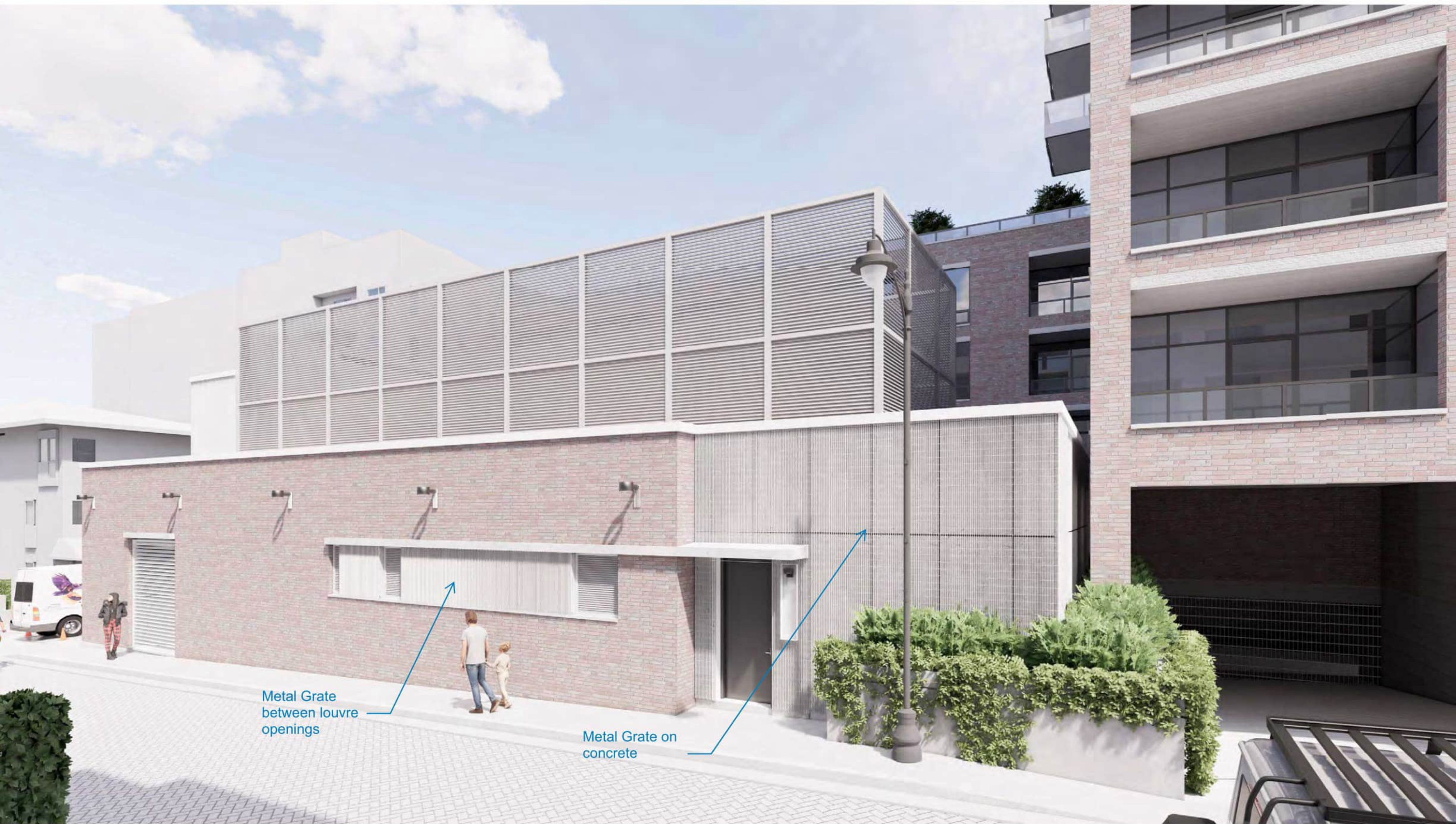




Metal Grate on
concrete

Metal Grate on
concrete

Metal Grate
between louvre
openings



Metal Grate
between louvre
openings

Metal Grate on
concrete



From: [Maria Pawluczuk](#)
To: [Casidy, Bryce](#)
Subject: Regent CO DP - 2221 Marstrand Ave
Date: Thursday, September 11, 2025 11:57:18 AM
Attachments: [2025-09-05 Prior to Response \(cs\).pdf](#)
[A224606 DP TELUS CO signed.pdf](#)

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Hi Bryce,

Please see attached, let me know if you have any comments or anything stands out.

Otherwise, we'll proceed with uploading this and the remaining submission deliverables to the portal by end of day today.

Thanks,

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

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September 5, 2025

Development Services,
Development, Buildings and Licensing,
City of Vancouver

Attention: Bryce Casidy

Dear Bryce,

**Re: Response to Review Letter dated June 2, 2025 for Development Permit Application for:
2221 Marstrand Avenue (formerly 2212 W 10th Avenue)
Vancouver, BC V6K 2H8 Development Application Number DP-2025-00227**

Please see below for response to each item raised in the June 2nd review letter in blue.

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

Urban Design conditions:

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

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

Brick has been added to the lower "box" of the CO building, directly addressing Marstrand Avenue. This treatment breaks up the massing and provides a warmer finish that will tie in contextually with the future adjacent residential building which will use the same brick on it's base and podium.
Given the post disaster requirements for the building and

the amount of very sensitive and expensive equipment it will contain, planting on the roof is not an option. The roof needs to be designed such that any potential leakage problems can be swiftly identified, and if required, repaired. The CO building is currently located 6" north of the south property line in order to maximize the space between the CO building and the future rental building to enhance the livability of the rental units in the podium and the usability of the level 1 outdoor amenity area. As such there is no viable space for planting along Marstrand. The current proposed design balances operational requirements with an improved public interface, delivering durable, high quality materials at the pedestrian level while ensuring compatibility with the long term vision of the site.

Development Review Branch conditions:

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

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

FSR overlays have been revised to comply with 4.1.1 Computation of Floor Area. The data summary tables have been revised to suit. Please see Page 02 and A5.01.

- 1.3 demonstration of compliance with Section 3.1.2.1– Height, of the C-7 District Schedule of the Zoning and Development By-law, by providing the following:
- i. geodetic elevations at levels of the roof, i.e., top of parapet and top of roof accesses;
 - ii. interpolated Building Grades (IBG) spot elevations to be calculated from Engineering grades and added to the site plan, roof plan and elevations, demonstrating the calculation of critical height points at the greatest height condition for the building;

Geodetic elevations have been added. See A2.02, A3.01 to A3.03 and A4.01.

IBGs have been calculated from OBGs and are shown on the site plan, A1.01, roof plan, A2.02, and elevations, A3.01 to A3.03.



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

[See comments above.](#)

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

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

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

[Dimensions have been updated on all sheets as per the notes above.](#)

- iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet and roof deck accesses for all building and floors;

[Dimensions and elevation references have been updated on all sheets as per the notes above.](#)

- iv. existing and proposed grade elevations at major building corners added to the site plan, main floor plan and elevations;

[Dimensions and elevation references have been updated on all sheets as per the notes above.](#)

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

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

Note to Applicant: One accessible parking space is required.

No accessible parking spaces are required for the operation of the building and no spaces have been provided. Please see the attached letter from Telus dated August 20th, 2025.

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

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

No class B loading spaces are required for the operation of the building. 1 Class A space has been provided adjacent to the new CO building and 1 Class A space dedicated to the CO building will be located in the future rental building.

Note to Applicant: Provide a complete tech table showing the calculation for required parking and loading, and the number of spaces being provided.

Reference sections of the Parking By-law. Also see Engineering conditions 1.9 and 1.10.

As per the attached Telus letter dated August 20th, 2025, there will be no permanent staff located in the new CO building. As such no parking is being provided, and loading spaces are provided as per above.

Landscape Review conditions:

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

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

Given the post disaster requirements for the building and the amount of very sensitive and expensive equipment it will contain, planting on the roof is not an option. The roof needs to be designed such that any potential leakage problems can be swiftly identified, and if required, repaired. The CO building is currently located 6" north of the south property line in order to maximize the space between the CO building and the future rental building. to enhance the livability of the rental units in the podium and the usability of the level 1 outdoor amenity area. As such there is no viable space for planting along Marstrand.

- 1.7 provision of stand-alone landscape architectural drawings;

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

A standalone landscape package has been provided.

Engineering Services conditions:

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

Noted. Details will likely require modification as the intent is to retain the existing trees on both Yew Street and 10th Avenue.

- iii. City of Vancouver Standard Detail Drawings C2.2 referencing for proposed sidewalk on West 10th Avenue;

Noted. Details will likely require modification as the intent is to retain the existing trees on both Yew Street and 10th Avenue.

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

Noted.

- 1.9 provision of vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including minimum 3.5 meters (11.5 feet) width, 5.5 meters (18 feet) length, 2.3 meters (7.5 feet) vertical clearance, plus 1.5 meters (4.9 feet) access aisle for van accessible space;

See response to 1.5 above.

- 1.10 provision of loading space(s), per Parking By-law Section 5 and the Design Supplement, including minimum [3.4 meters (11.2 feet) width], 10.2 meters (33.5 feet) length for Class B spaces.

See response to 1.5 above.

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

Noted. Missing elevations have been added to the drawings and incorrect Design Elevations corrected.

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

Noted. Drawing has been revised.

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

Noted.

2.0 Condition(s) to be met prior to the issuance of the Development Permit: Development Review Branch conditions:

- 2.1 Written confirmation is to be submitted that there are no changes other than changes caused by addressing the remaining conditions.

There have been a number of fairly minor changes as the design has developed beyond those that are addressing issues raised in the "Prior-to" letter.

- 2.2 Written confirmation is to be submitted that the notification signs on the site have been removed.

Not applicable.

Engineering Services conditions:

- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 7 to 10, Block 363, District Lot 526, Plan 2300 to create a single parcel.

Noted. See attached consolidation plan.

- 2.4 Provision of a complete Hydrogeological Study including, but not limited to:
- i. Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent groundwater discharge rates for City approval.

Note to Applicant: Provide a revised hydrogeological report that:

- a. contemplates the architectural design for both proposed buildings on this parcel;
- b. includes additional groundwater monitoring data as described in Section 5.5 of the submitted report (dated October 14, 2024); and
- c. incorporates discussion of a coordinated groundwater management plan for the entire parcel, including details regarding location and timing of the proposed cut-off wall.

[Please see the attached revised hydrogeological report.](#)

- ii. An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

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

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

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

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

[We have received confirmation from the City of Vancouver that a TDM Plan is not applicable for this DP.](#)

3.0 **Conditions of the Development Permit:**

- 3.1 All services, including telephone, television cables and electricity, shall be completely underground.

[All new utility services are designed to be completely underground.](#)

- 3.2 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.

[There is no exposed ductwork on the roof or exterior face](#)

of the building. All ducting is contained within the confines of the building.

- 3.3 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.4 This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to the issuance of Building Permits.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.5 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.6 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.7 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

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



Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.8 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.9 Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and neighbours, in compliance with the Vancouver Building By-law and Standards of Maintenance By-law.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.10 The location of this permit falls within the Broadway Subway Project area. There are potential impacts to construction access to sites and use of City streets for projects in this area due to the Broadway Subway construction. Please contact the City of Vancouver Rapid Transit Office rapidtransitoffice@vancouver.ca for more information.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 3.11 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law [#4243] Section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

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

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

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

[permits.aspx#shoring-and-excavation](#)

Acknowledged. Will be addressed as required by LPI Management Ltd.

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

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

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

Acknowledged. Will be addressed as required by LPI Management Ltd.

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

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

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

Acknowledged. Will be addressed as required by LPI Management Ltd.

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



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

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

All new utility service are designed to be completely underground and new electrical plants onsite.

- 3.15 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin
<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and

The Key Plan conforms with the City's specifications and includes third party utility designs.

- ii. all third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Third party utilities are illustrated on the Key Plan. Written acceptance is being coordinated with the utility companies and will be forwarded to the City once we have received them.

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

providing power will need to be proposed. An electrical permit will be required.

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

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

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

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

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

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

4.0 Notes to Applicant

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with on, or before December 2, 2025, this Development Application may stand refused.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 4.3 If this application necessitates the demolition of

■

existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

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

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

Acknowledged. Will be addressed as required by LPI Management Ltd.

- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non- combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

Noted. No clearance challenges have been identified by the electrical consultants.

Yours sincerely,
dys architecture

s.15(1), s.22(1)



Colin Shrubb Architect AIBC MRAIC
Principal



2212 WEST 10TH AVENUE

VANCOUVER, BC

TELUS CO - NEW BUILDING
DEVELOPMENT PERMIT APPLICATION - PRIOR TO RESPONSE SEPTEMBER 03 2025

TELUS *living*

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.669.7710 www.dysarchitecture.com

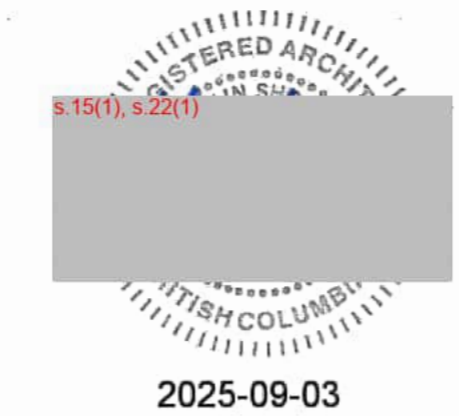
TABLE OF CONTENTS

- 01 DESIGN RATIONALE
- 02 PROJECT STATISTICS
- 03 CONTEXT PLAN
- 04 SITE PHOTOS
- 05 STREETSCAPES
- 06 BUILDING GRADES
- 07 SURVEY PLAN
- 08 SHADOW STUDIES
- 09 FIRE DEPARTMENT ACCESS PLAN

ARCHITECTURAL DRAWINGS

- A1.01 SITE PLAN
- A2.01 FLOOR PLANS
- A2.02 FLOOR PLANS (CONT.)
- A3.01 EXISTING TELUS ELEVATIONS
- A3.02 EXISTING TELUS ELEVATIONS WITH NEW BUILDING
- A3.03 NEW TELUS BUILDING ELEVATIONS
- A4.01 SECTIONS
- A5.01 FSR OVERLAY
- A6.01 RENDERINGS
- A6.02 RENDERINGS (CONT.)

LANDSCAPE DRAWINGS



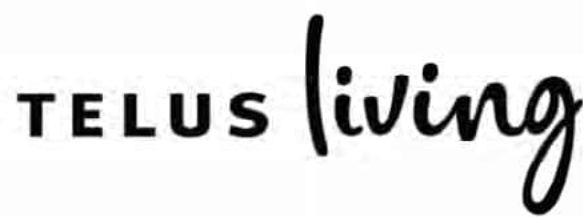
NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

CONTENTS

DEVELOPMENT PERMIT
SEPT. 03 2025

DESIGN RATIONALE



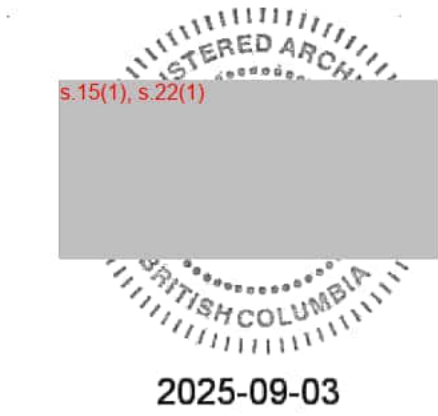
New Telus Central Office Building

The proposed building is a new Telus CO which will replace the existing Regent CO. As Telus is transitioning from copper wire to fiber optics this significantly reduces the footprint of their telephone exchanges. The new building is much smaller in scale and opens up the rest of the site for future development.

The proposed building is a simple form broken down in to 3 elements. The brick cladding sits proud providing a low height expression to the street with the taller light grey concrete to the rear. The third element is the louver screen above which is set back and provides screening to Telus rooftop equipment. It will be a customized sound-attenuated enclosure with both visual and acoustic screening to ensure noise levels remain below the maximum allowable bylaw requirements.



Render showing the 3 elements of the street expression.



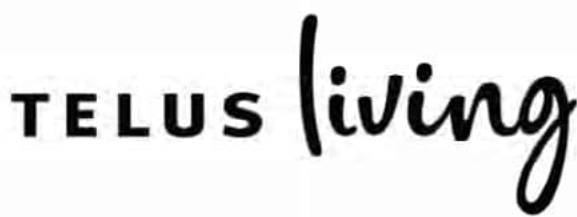
NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

DESIGN RATIONALE

DEVELOPMENT PERMIT
SEPT. 03 2025

PROJECT STATISTICS



PROJECT INFORMATION

PROJECT ADDRESS
LEGAL ADDRESS

2212 WEST 10TH AVENUE, VANCOUVER, BC
LOTS 7, 8, 9 & 10 ALL OF BLOCK 363 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2300
PID: 013-929-933 (LOT 7) PID: 013-929-941 (LOT 8)
PID: 013-929-950 (LOT 9) PID: 013-929-968 (LOT 10)

ZONING

C-7

EXISTING USE
PROPOSED USE

UTILITY
UTILITY

SITE DIMENSIONS

200'-00" (N) 125'-00" (E) 200'-00" (N) 125'-00" (W)

TOTAL SITE AREA

2322.9 (sq.m) 25003.5 (sf)

ALLOWABLE FSR

0.75 (THIS MAY BE INCREASED TO 2.25)

EXISTING CO FSR
PROPOSED CO FSR

1.54
0.17

TOTAL FSR FOR BOTH CO'S
(PRIOR TO DEMOLITION)

1.71

MAX BUILDING HEIGHT
PROPOSED BUILDING HEIGHT

12.2m
9.920m (L2 PARAPET) 11-145m (TOP OF SCREEN)

SETBACKS

FRONT= 1.2m REAR= 0.15m ATL1
7.6m FROM THE CENTRE LINE OF THE LANE AT L2

FSR AREA SUMMARY

LEVEL	GROSS FLOOR AREA	BELOW GRADE EXCLUSION	FSR AREA
BASEMENT	323.9	323.9	0 sq.m
LEVEL 1	328.1	0	328.1 sq.m
LEVEL 2	58.0	0	58.0 sq.m
TOTAL	710	323.9	386.1 sq.m

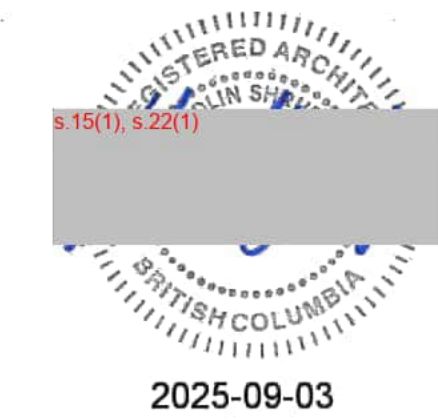
PROPOSED AT GRADE UTILITY FSR 0.17

PERMITTED PARKING

NON-RESIDENTIAL USE IN THE BROADWAY PLAN AREA
*1 SPACE FOR EACH 115 sq.m OF GROSS FLOOR AREA = 3 STALLS

PROPOSED PARKING

* 1 STALL



NEW TELUS CO BUILDING

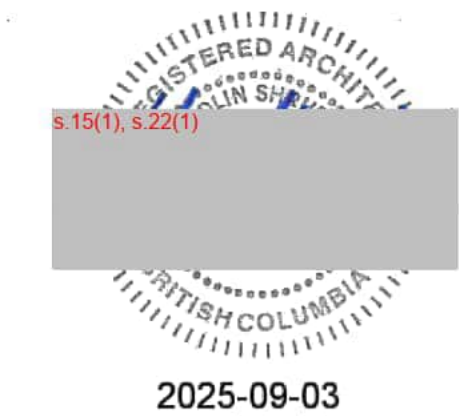
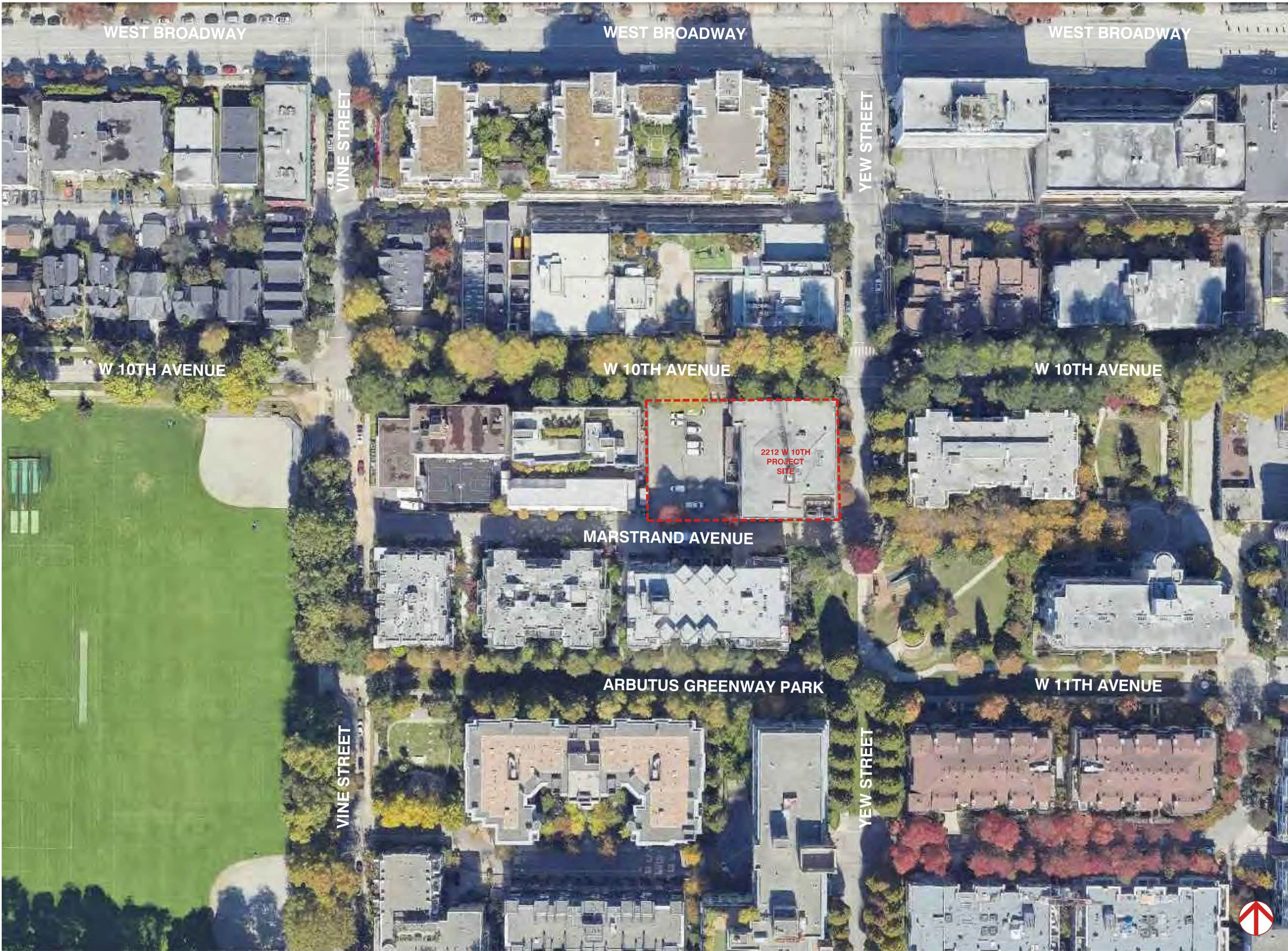
2212 WEST 10TH AVENUE
VANCOUVER, BC

STATISTICS

DEVELOPMENT PERMIT
SEPT. 03 2025

CONTEXT PLAN

TELUS living



NEW TELUS CO BUILDING

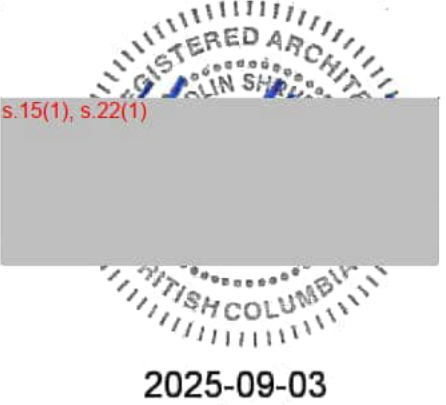
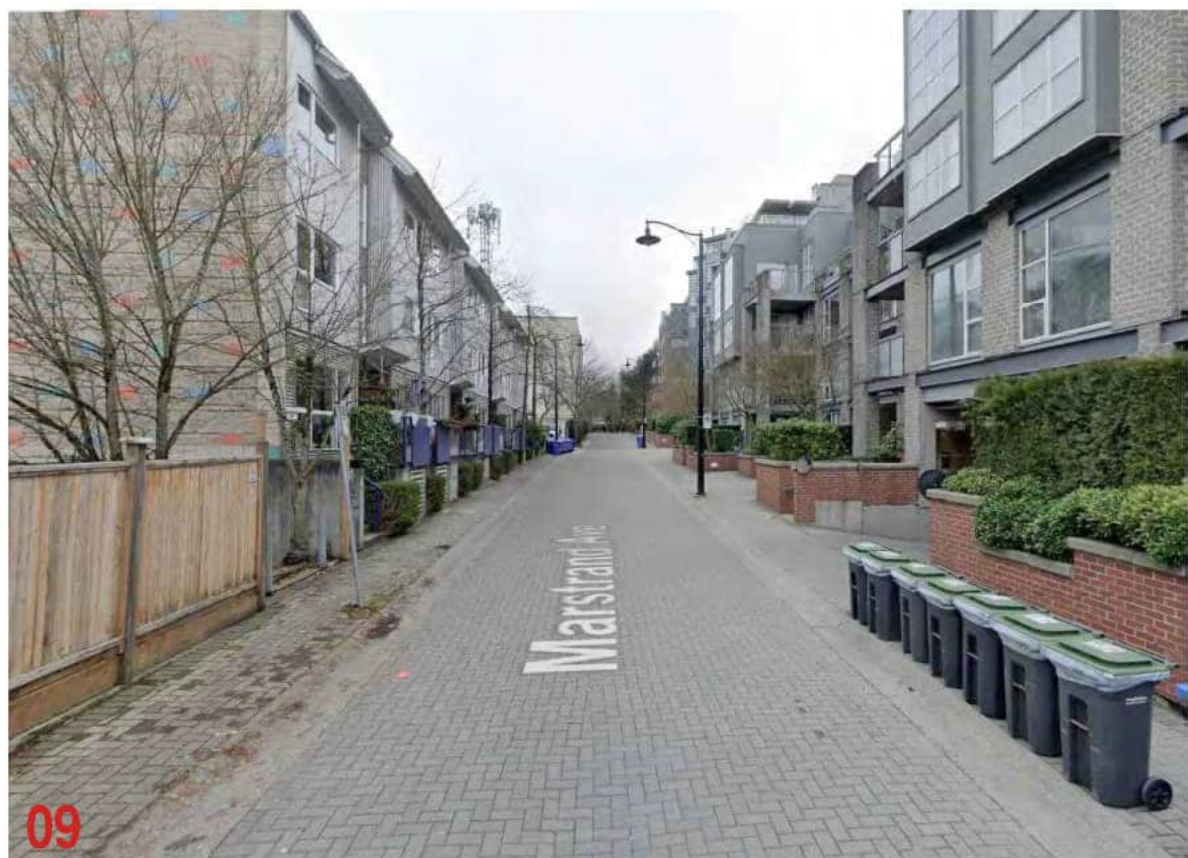
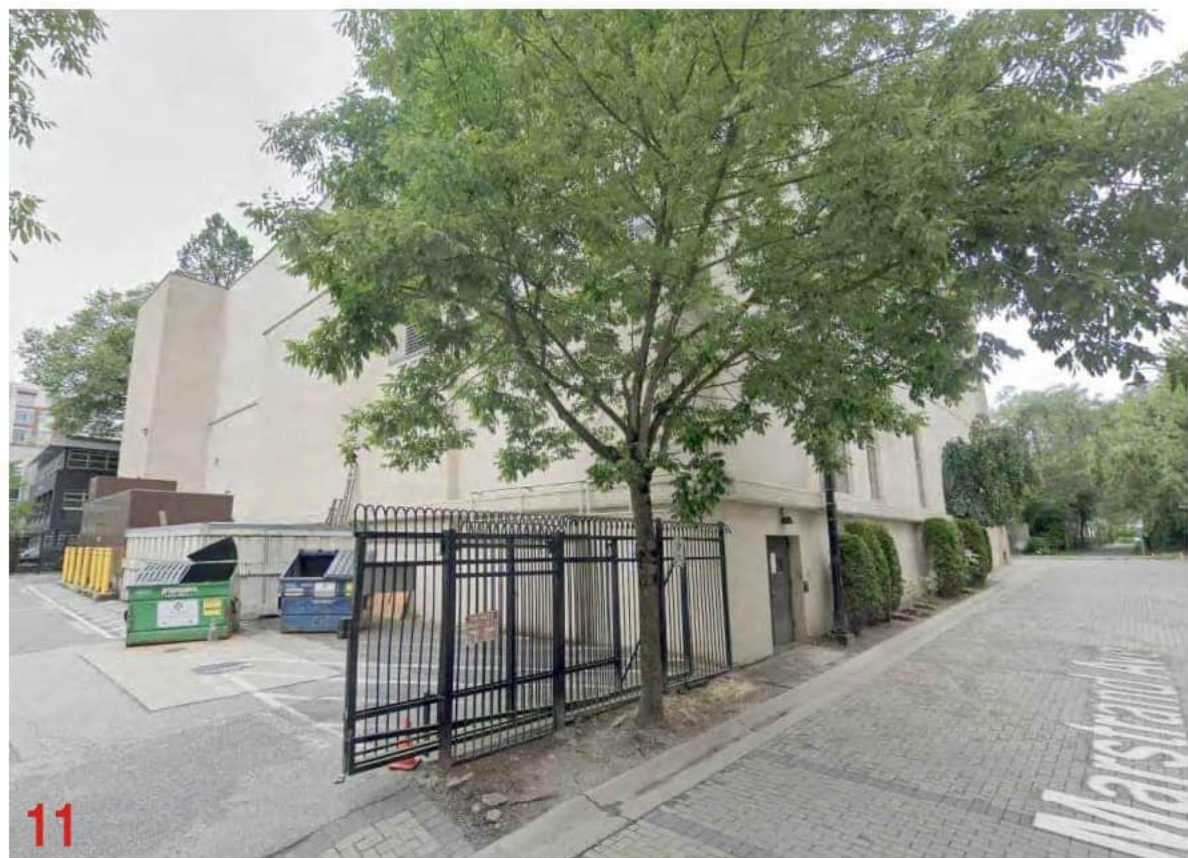
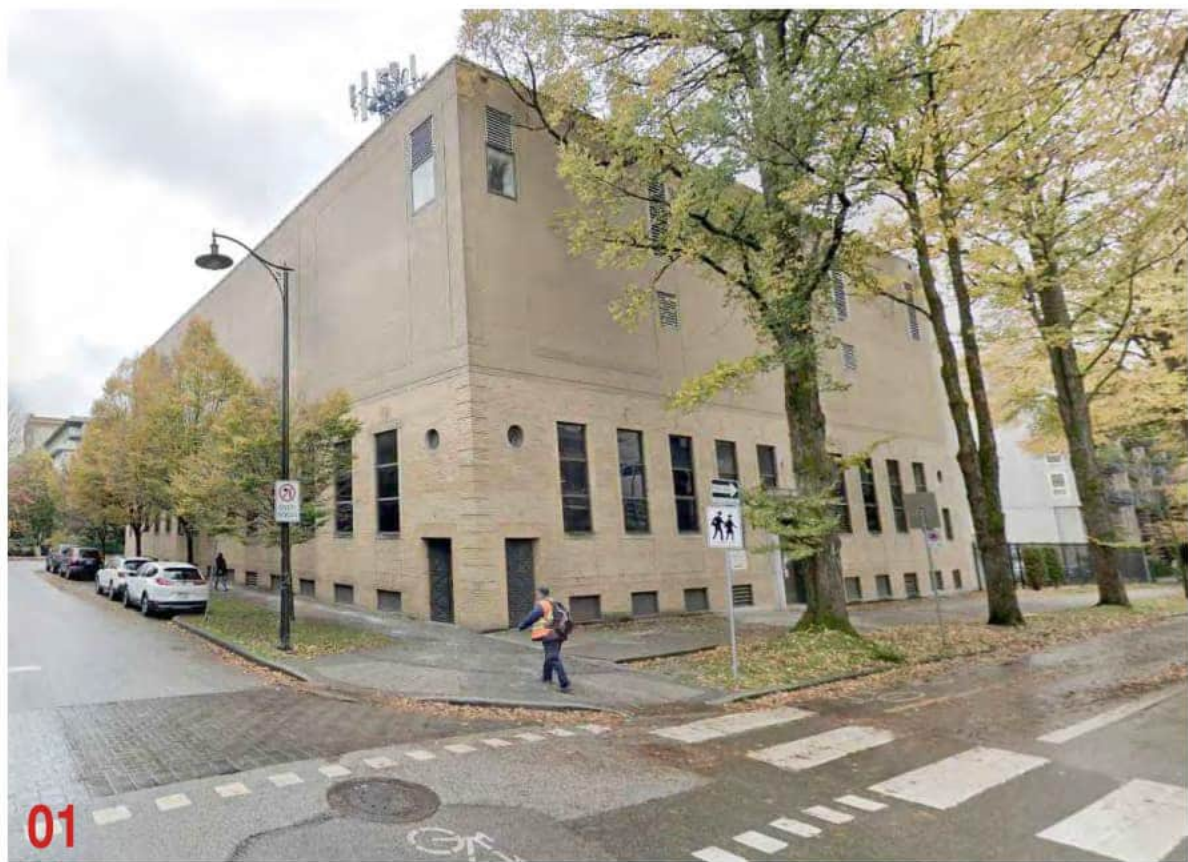
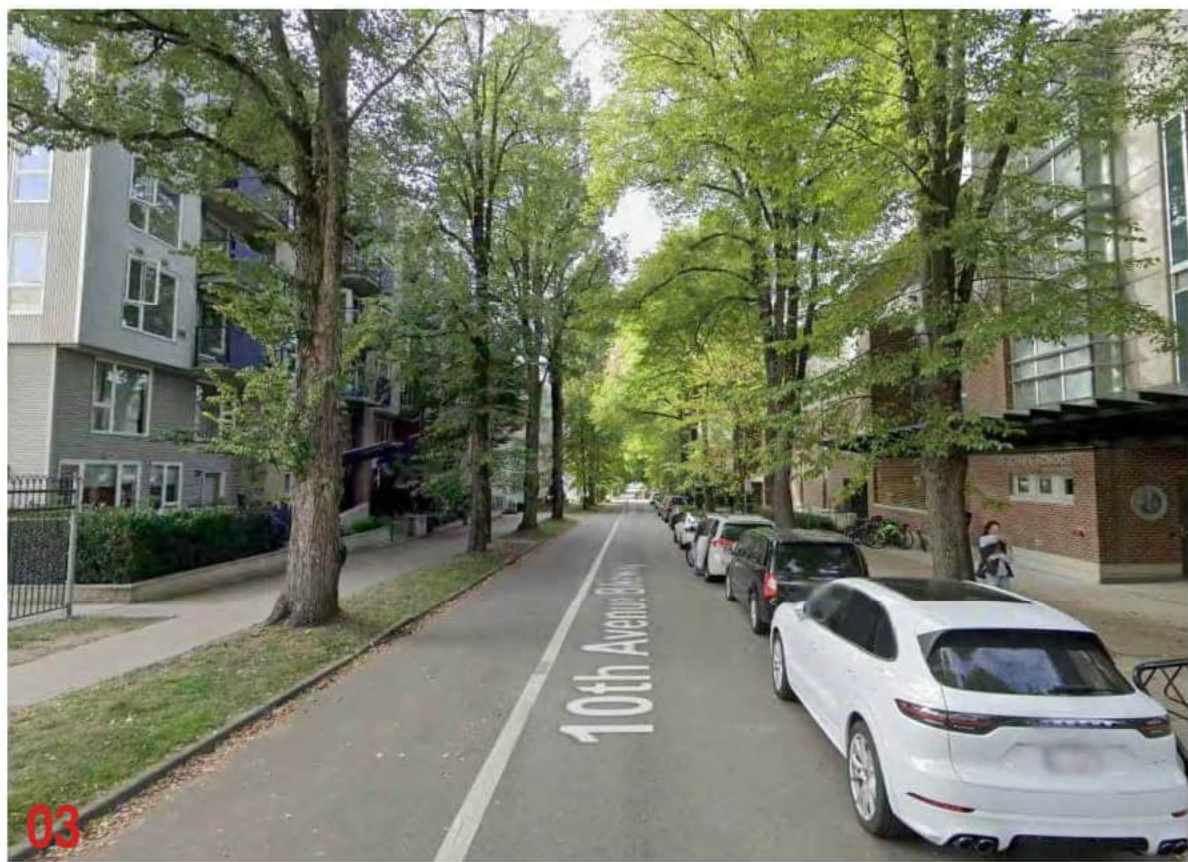
2212 WEST 10TH AVENUE
VANCOUVER, BC

CONTEXT

DEVELOPMENT PERMIT
SEPT. 03 2025

SITE PHOTOS

TELUS living



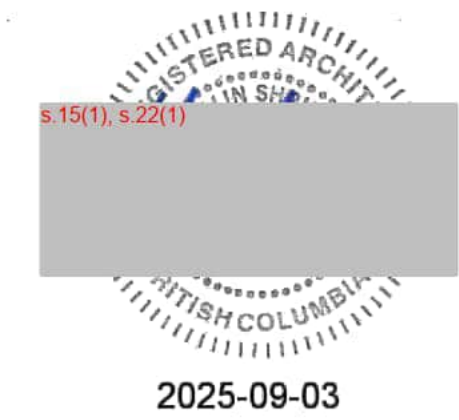
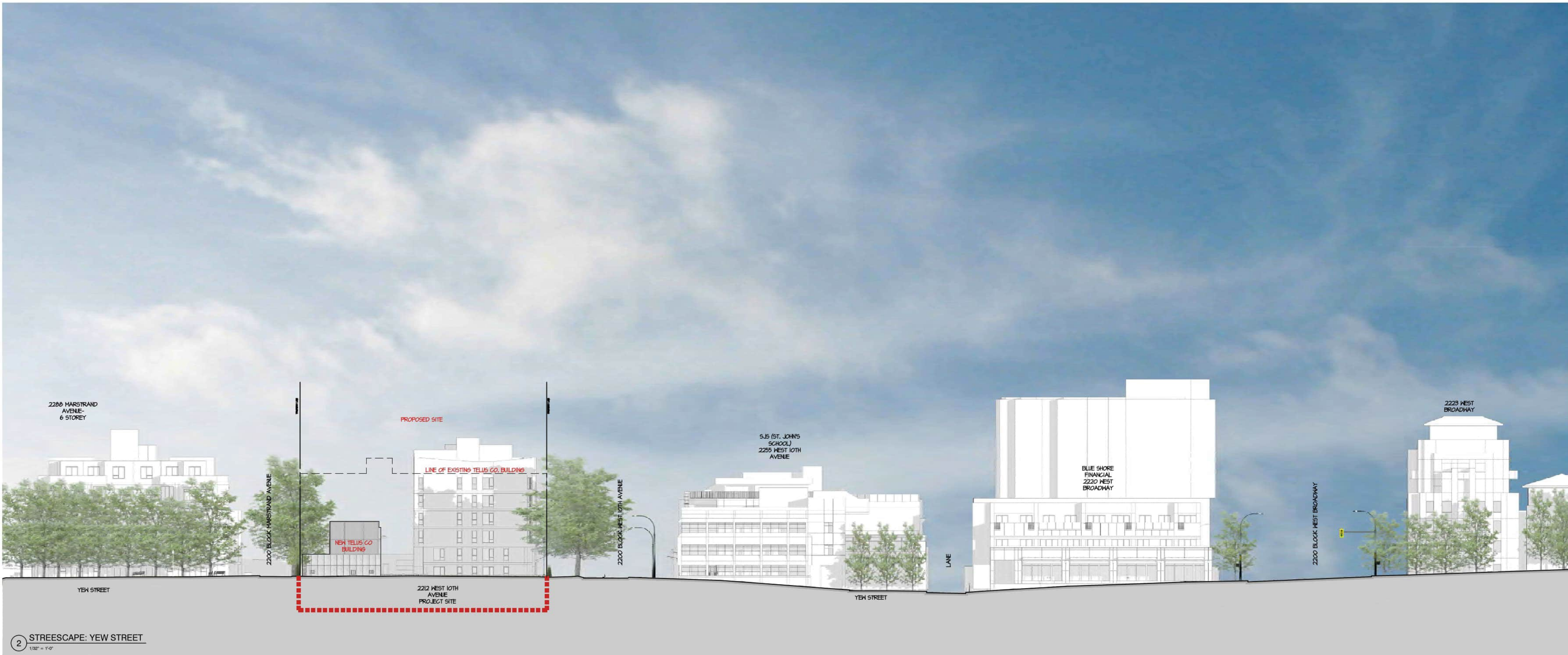
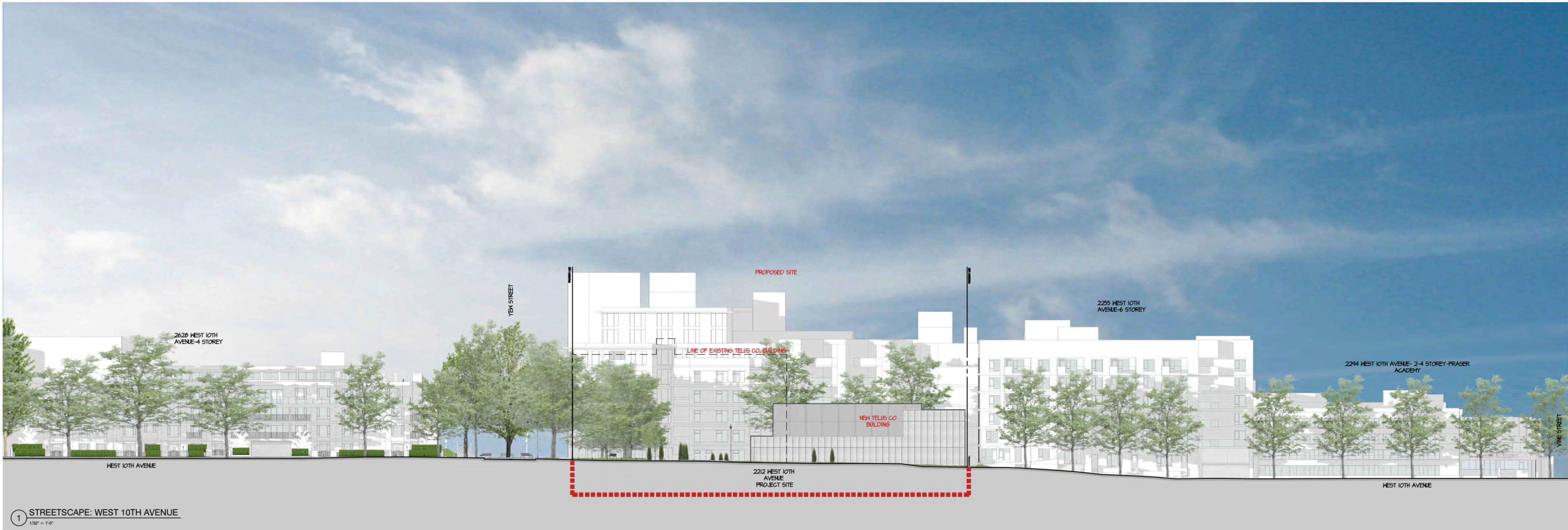
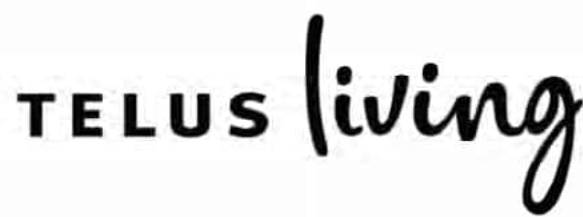
NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

SITE PHOTOS

DEVELOPMENT PERMIT
SEPT. 03 2025

STREETSCAPE ELEVATIONS



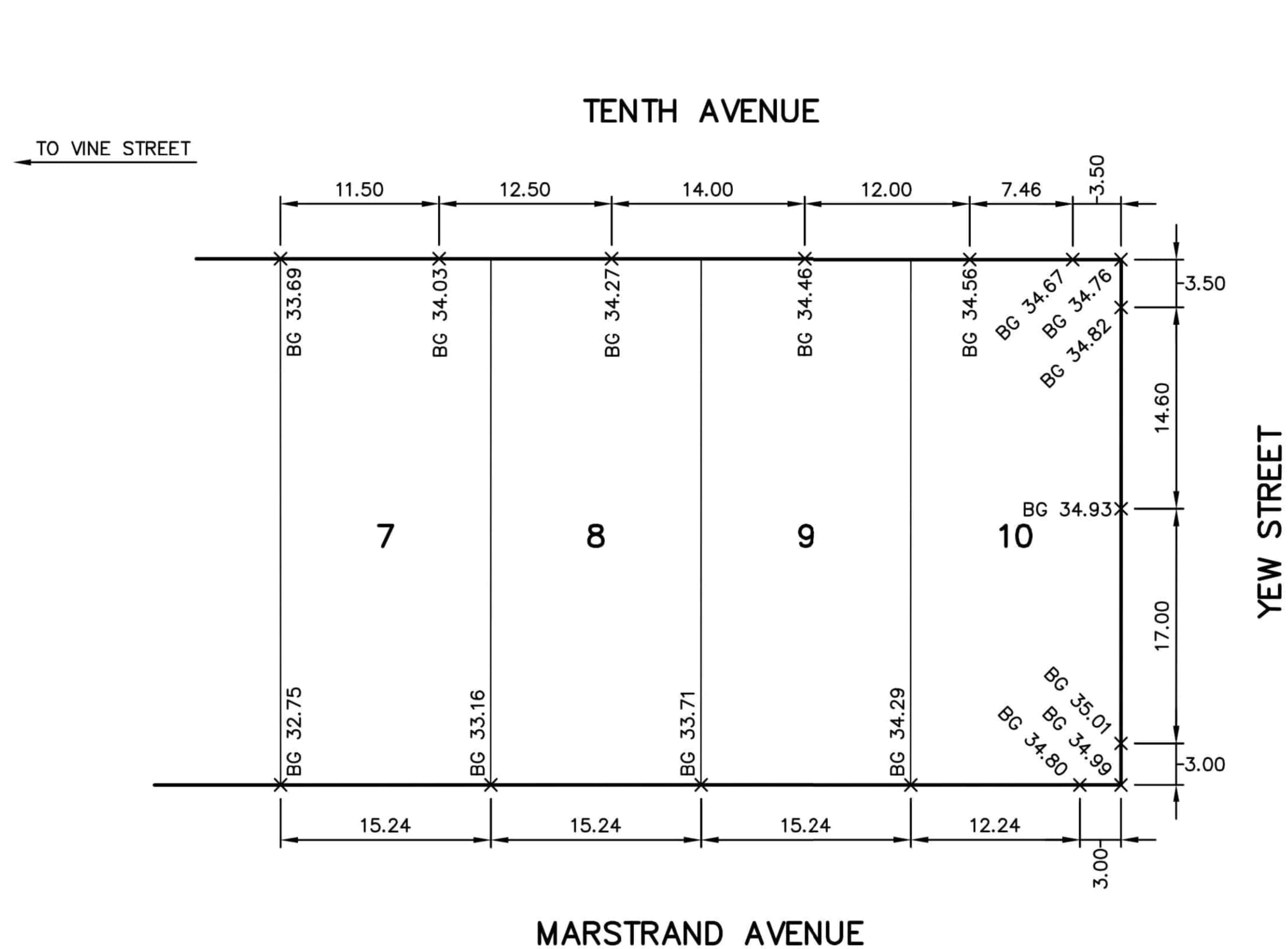
NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

STREETSCAPES

DEVELOPMENT PERMIT
SEPT. 03 2025

BUILDING GRADES



BENCH MARK: ELEVATION: 32.596 DESCRIPTION: SURVEY MONUMENT MARKED V-3265 AT THE SOUTH WEST CORNER OF TWELFTH AVENUE AND YEW STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN
ARE IN METRES BASED ON GVRD
DATUM (ISSUED NOVEMBER 30, 2018).
DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES			
						BUILDING GRADE ELEVATIONS		
						FOR LOTS 7 TO 10, BLK. 363,		SCALE: 1:400
						D.L. 526, PLAN VAP2300.		DWG. NO. BG-2024-00091
						REF: FILE 2024-00091.		SHEET 1 / OF 1 REVISION:

NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

BUILDING GRADES

**DEVELOPMENT PERMIT
SEPT. 03 2025**