

File No.: 2026-033

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 12, 2026 under the *Freedom of Information and Protection of Privacy Act* for:

Record of a letter referenced in an email from the specified Ledcor employee to Matthew Lam (City of Vancouver) dated December 16, 2024, at 4:42 PM, referred to as "Letter from our code consultant at Pontem Group" which summarizes code compliance/variance scenarios for four Telus projects, including any accompanying drawings or appendices, relating to the "Regent" site (2202-2212 West 10th Ave), which the email notes has "unique fire fighter access conditions." Date range: December 16, 2024 to February 1, 2025.

All responsive records are attached.

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@oipbc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2026-033); 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)

:ma

From: "Christa Strand" <Christa.Strand@ledcor.com>
To: "Lam, Matthew" <matthew.lam@vancouver.ca>
CC: "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
"Warren Jantzen" <wjantzen@pontemgrp.com>
"Jack Hui" <jhui@pontemgrp.com>
"Elise Spearing" <Elise.Spearing@ledcor.com>
"Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
Date: 12/16/2024 4:44:54 PM
Subject: Telus CO - code summary for DP pre-app submission
Attachments: 2024-12-16_Telus_CO_DP_Pre-App_Code_LTR.pdf

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

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

Report Suspicious

Hi Matthew,

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

Regards,
Christa

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

www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

Pontem Group

Suite 309 – 63 W 6th Ave
Vancouver, BC V5Y 1K2
www.pontemgrp.com
info@pontemgrp.com
EGBC Permit to Practice #1000529



PG240231/PG240255/PG240264/PG240348

December 12, 2024

Revised: NA

Matthew Lam

Assistant Director, Building Review Branch
Deputy Chief Building Official
City of Vancouver

Email: Matthew.Lam@vancouver.ca

Dear Matthew Lam,

RE: Telus CO DP Pre-App Code Strategy

This letter is to outline the general code strategy for the Telus Central Office (CO) Buildings.

- Trinity - 354 East 10th Avenue
- Regent - 2212 West 10th Avenue
- Fairfax - 6486 Chester Street
- Amherst - 2008-2036 W 41st Avenue

1 INTRODUCTION

The table below summarizes important code aspects of the projects. This table is not exhaustive.

	Trinity	Fairfax	Regent	Amherst
Fire Fighter Access	There is a bike island on E 10 th creating a dead-end longer than 90 m. All other aspects are code compliant	The CO is located on the back lane. A path is provided from Chester St. that is 26.9 m long. We intend to propose an AS to address this.	The only street access is through the rear laneway. The turning radius off Yew St. is compliant, but the lane is less than 6 m wide. We are wondering if the current arrangement would be acceptable to the fire department.	Code Compliant
Spatial Separation	Code Compliant (No Alternative solution)			
Subdivision Type	- Air Space Parcel - Potential connection to the future development through CRU#1	Air Space Parcel		
Exiting	The interim condition for the existing cable vault requires access to the existing CO building for exiting. The final condition will not require this as the cable vault will be made much smaller.	Code Compliant (No Alternative solution)		
Post Disaster	Code Compliant (No Alternative solution)			

2 APPENDIX A

See the attached drawings.

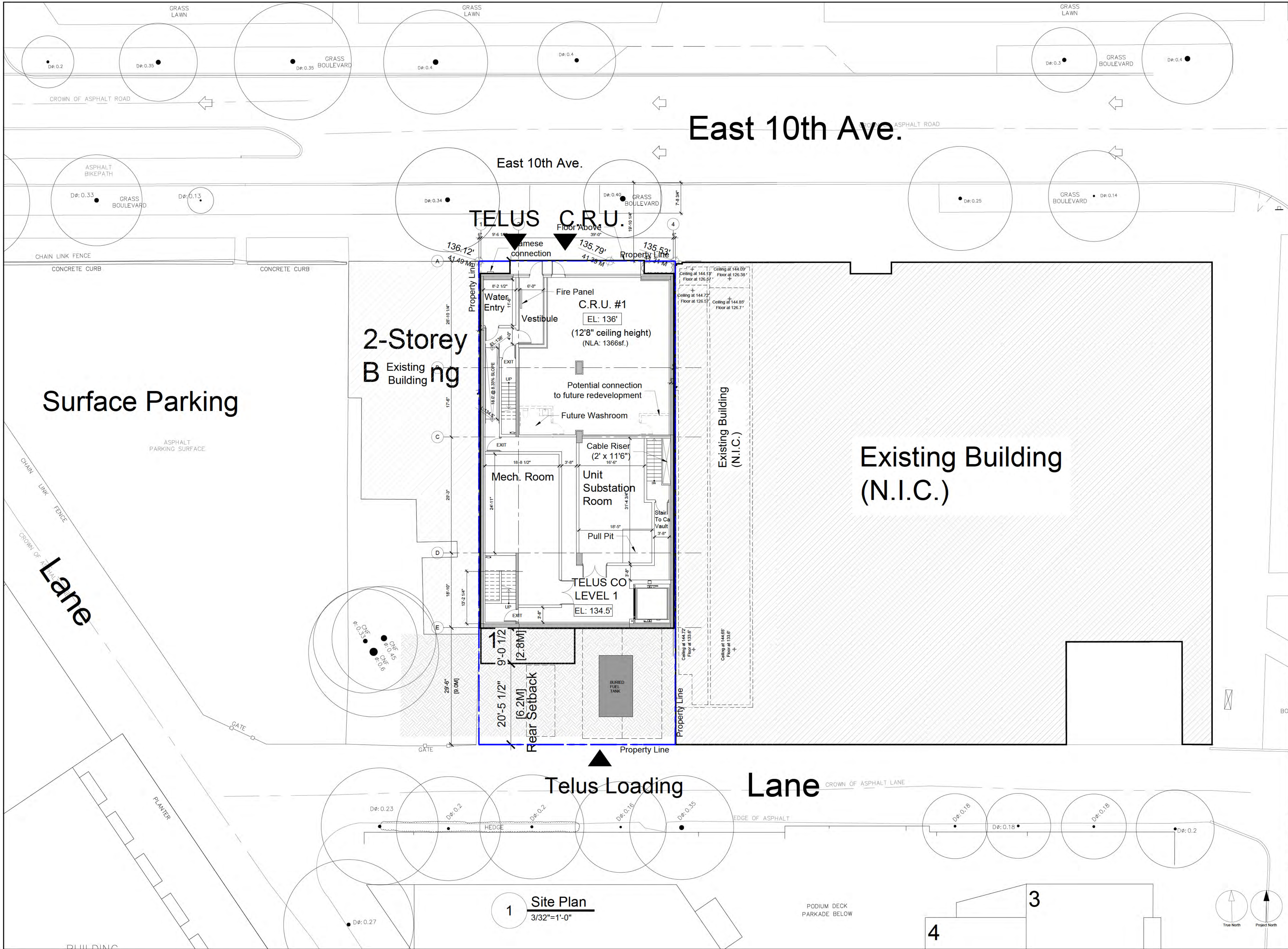
Prepared by,

Reviewed by,

Warren Jantzen, EIT
604-802-6758
wjantzen@pontemgrp.com

Jack Hui, M.Eng., P.Eng., CP
604-202-7718
jhui@pontemgrp.com

Permit to Practice #1000529



CLIENT



COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
Formerly B1 Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	Issued for Rezoning Submission	2024-11-05
2	Issued for Telus CO Building DP Enquiry	2024-11-21

CONSULTANTS

SEAL



1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

354 East 10th Avenue

Vancouver, BC

PROJECT NO:

147390

DRAWN BY:

FX

CHECKED BY:

GV

PROJECT MGR:

FX

APPROVED BY:

GV

SHEET TITLE

Site Plan

SHEET NUMBER

A1.00

ISSUE

1

Site Plan

3/32"=1'-0"

2

3

4

True North

Project North

PODIUM DECK
PARKADE BELOW

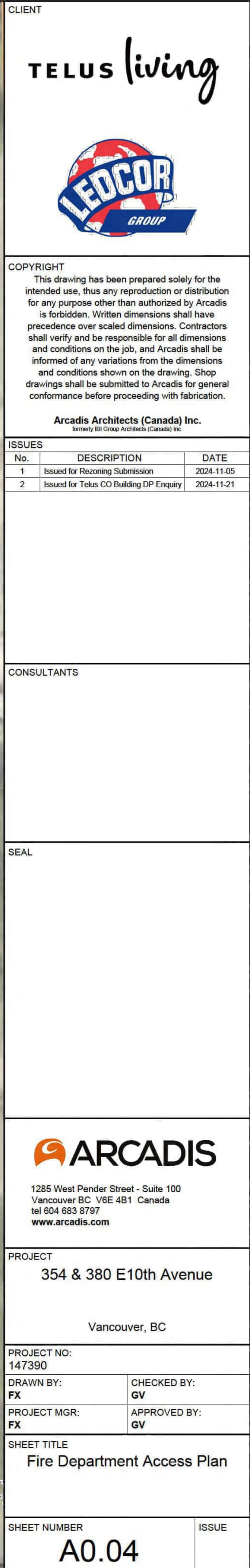
1 in

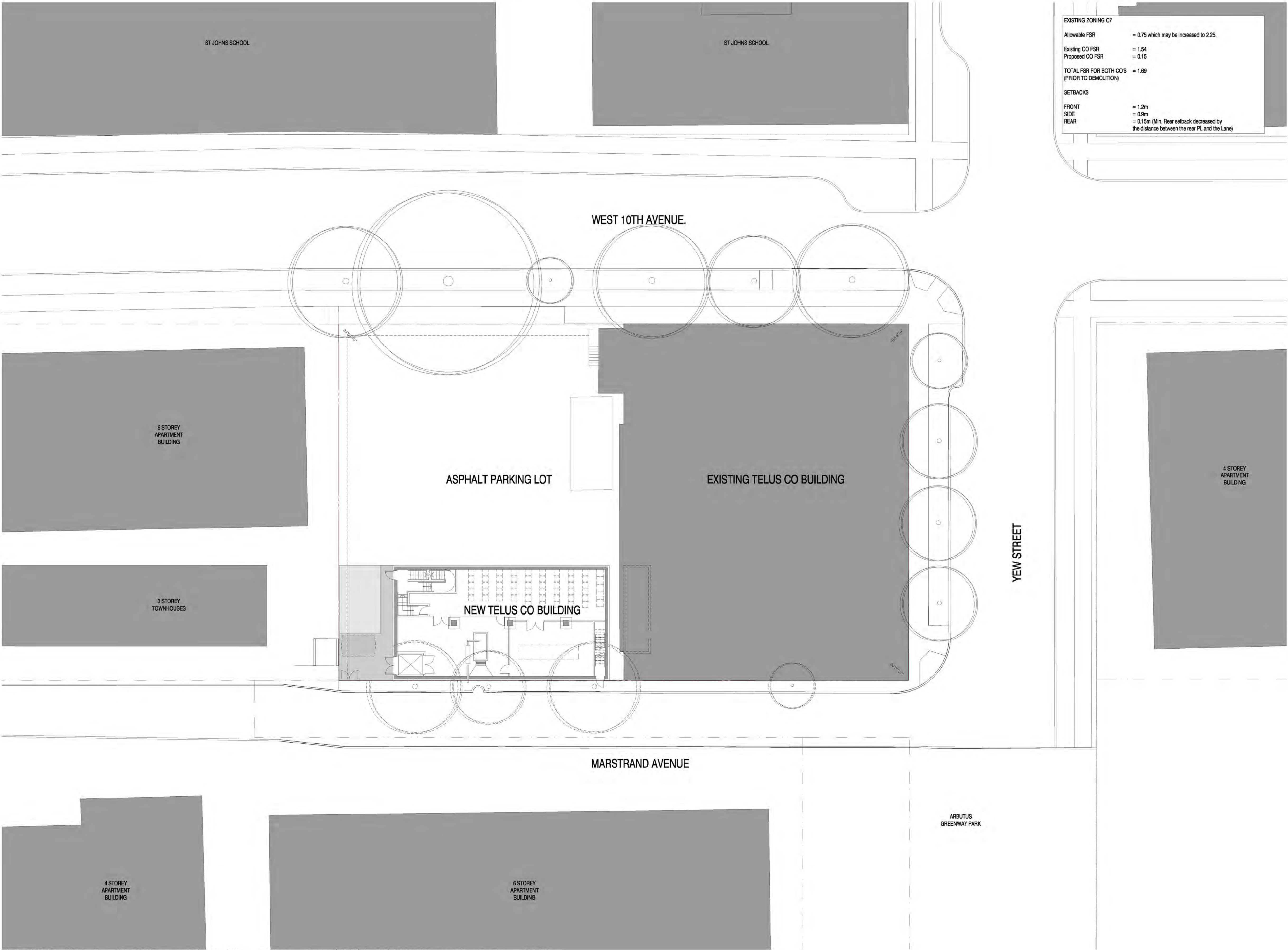
File Location: C:\Users\user21\Documents\Arcadis\ACD\US\ACA-00147390-354East\01\Project Files\2_Conceptual_Design\ACAD\Sheets\001-Plans\A1.00 Site Plan.dwg

Last Saved: November 20, 2024, by user2110

Printed: Thursday, November 21, 2024 11:17:28 AM by user2110

CD:\p\6\Vancouver- FCB\2024\0333 P\page-6.dwg





EXISTING ZONING C7	
Allowable FSR	= 0.75 which may be increased to 2.25.
Existing CO FSR	= 1.54
Proposed CO FSR	= 0.15
TOTAL FSR FOR BOTH CO'S (PRIOR TO DEMOLITION)	= 1.69
SETBACKS	
FRONT	= 1.2m
SIDE	= 0.9m
REAR	= 0.15m (Min. Rear setback decreased by the distance between the rear PL and the Lane)

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT
LEDCOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION



PROJECT

NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

LOCATION PLAN

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

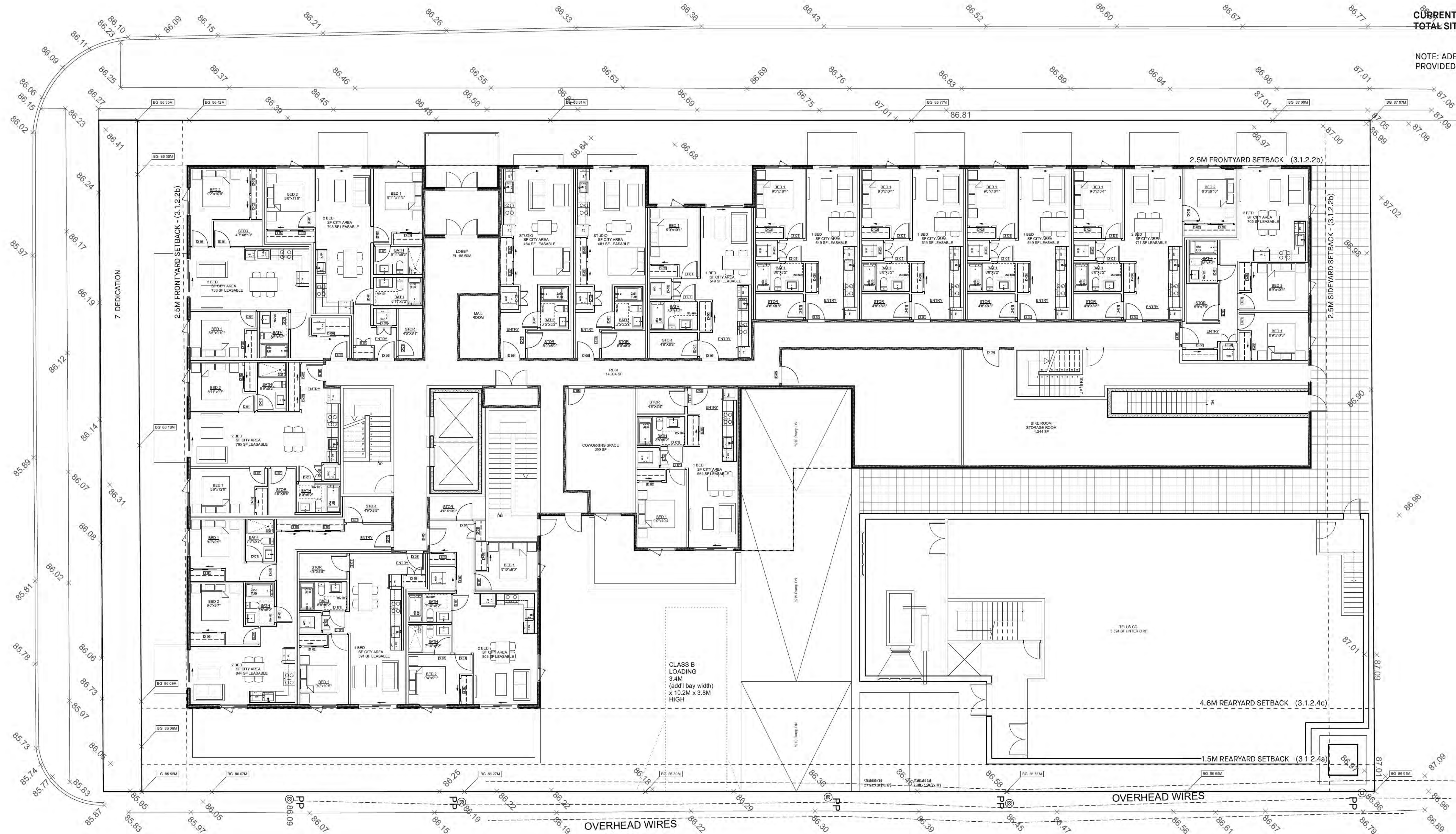
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A224606
DRAWN LM CHECKED CS
SCALE 1/16"=1'-0"
DATE NOV 2024

A1.01

CIVIL ADDRESS:	2008 2036 W 41ST AVENUE
LEGAL DESCRIPTION:	LOT 15, AMENDED LOT 16, AND LOT 1 OF BLOCK 4 OF BLOCK 15, DISTRICT LOT 526, GROUP 1. N.W.D. PLAN 2821 AND 14968
CURRENT ZONING:	C2
TOTAL SITE AREA:	INCLUDING 2 ADJACENT LOTS 2,518.8 SQ.M (27,112.0 SQ.FT)

EAST 49TH AVENUE

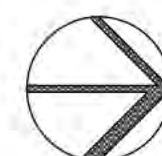


SITE PLAN

SCALE: 1/8" = 1'-0"

LANE

NO	DATE	ISSUE
 TELUS <i>living</i> Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT Mixed Use Development 6486 Chester Street Vancouver, BC		
DRAWING TITLE SITE PLAN		
SCALE	1/8"=1'-0"	SHEET NO. A2.0
DATE	OCT 21, 2024	
DRAWN	TY	
City of Vancouver File # 2024-0333 Project # 2410		



EAST 49TH AVENUE

71'-6"

30'-6"

15'-0"

5'-0 1/4"

1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

130'-9 1/2"

CHESTER STREET

93'-2 1/2"

8 1/2"

130'-5 1/2"

LANE

23'-0"

59'-0"

10'-6"

1'-0 1/2"

PROPOSED CO L1
3.796 SF

2.5M FRONTYARD SETBACK - (3.1.2.2b)

2.5M SIDEYARD SETBACK - (3.1.2.2b)

4.6M REARYARD SETBACK - (3.1.2.4c)

1.5M REARYARD SETBACK - (3.1.2.4a)

A			20-05-12	Issued for Addressing Review	
NO ---	DATE ---	ISSUE ---			
Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.					
YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327					
PROJECT — Mixed-Use Development — 6486 Chester Street Vancouver, BC					
DRAWING TITLE — 1ST FLOOR PLAN					
SCALE — 1/8"=1'-0"			SHEET NO. —		
DATE — DEC 06, 2024			T2.1		
DRAWN — TY					
City of Vancouver			2410		

