

File No.: 2026-035

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 10, 2026 under the *Freedom of Information and Protection of Privacy Act* for:

All meeting minutes, notes, and attendance logs for the meeting referenced in the specified December 16, 2024 e-mail between Matthew Lam, Vancouver Fire Rescue Services (VFRS), and representatives of Ledcor/Pontem Group regarding the 'unique fire fighter access conditions' for the Telus portfolio sites.' Date Range: December 16, 2024 to April 1, 2025.

All responsive records are attached. Some information in the records has been severed (blacked out) under 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 (2026-035); 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. via transfer site (Response Package)

:pm

From: ["Lam, Matthew" <matthew.lam@vancouver.ca>](mailto:matthew.lam@vancouver.ca)
To: ["Cheung, Rick" <rick.cheung@vancouver.ca>](mailto:rick.cheung@vancouver.ca)
CC: ["Lee, Tracy" <Tracy.Lee@vancouver.ca>](mailto:Tracy.Lee@vancouver.ca)
Date: 1/22/2025 3:37:00 PM
Subject: Telus Central Office (CO) Buildings - Currently Proposed 4 Sites

Hi Rick,

I'm reaching out to see if you want a preview of what is being proposed as a quick check-in before the meeting with the client team on Monday. The PF booked it with the Owners and Code Consultants for Monday next week. There is some access issues to the CO (fiber optics data hub for Telus) building because it would be situated at the back of the site and not within 15m of the street.

Let me know if you have time to drop by or have a quick MTeams meeting.

Matthew

MATTHEW LAM, P.Eng., CP
Deputy Chief Building Official
Assistant Director, Building Review Branch
Development, Buildings and Licensing, City of Vancouver
T. (604) 871-6051
E. matthew.lam@vancouver.ca

2019 Vancouver Building Bylaw (Effective November 1, 2019):

The published version of the 2019 VBBL can be found here: <http://www.bccodes.ca/vancouver-bylaws.html>

Additional building regulatory information may be found at: <https://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

Working with the City of Vancouver: [Professional Conduct Between Submitting Professionals and Authorities Having Jurisdiction](#)

Tips for better building and sprinkler permitting processing, per EGBC's Practice Advisory: [Issued for Building \(Sprinkler\) Permit Documents](#)

City's Fire Suppression (Sprinkler) Webpage: <https://vancouver.ca/home-property-development/fire-sprinkler-permit.aspx>

Proudly certified as a leader in quality management under Engineers and Geoscientists BC's OQM Program from 2017 to 2021.

From: "Teri Tsim" <ttsim@pontemgrp.com>
To: "Cheung, Rick" <rick.cheung@vancouver.ca>
CC: "Jack Hui" <jhui@pontemgrp.com>
"Warren Jantzen" <wjantzen@pontemgrp.com>
"Christa Strand" <Christa.Strand@ledcor.com>
taizo@yamamotoarchitecture.com
vfarbod@yamamotoarchitecture.com
"Lee, Tracy" <Tracy.Lee@vancouver.ca>
"Lam, Matthew" <matthew.lam@vancouver.ca>
"Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
Date: 2/3/2025 8:22:25 PM
Subject: 6486 Chester St -Fairfax - Telus CO Fire Department Access Arrangement Memo
Attachments: 2025-02-03_Fairfax_FD_Memo.pdf

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Report Suspicious

Hi Rick,

Following up on the meeting you had with Jack, please see the attached memo discussing the proposed fire department access arrangement for the proposed Telus CO building. Please let us know if you have any questions or concerns.

Regards,

Teri Tsim EIT

Consultant

Pontem Group

Suite 309 – 63 W 6th Ave, Vancouver, BC V5Y 1K2

604-802-6745 | ttsim@pontemgrp.com | pontemgrp.com

Permit to Practice #1000529

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

Pontem Group

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



MEMORANDUM

From: Jack Hui, M.Eng., P.Eng., CP
Project Name: Fairfax – Telus CO
Project Address: 6486 Chester St, Vancouver, BC
BP Number: N/A
Subject: Fire Department Access Arrangement Memo

PG240348
February 3, 2025
Revised: N/A

To:	Company:	Contact:
Rick Cheung	City of Vancouver	Rick.Cheung@vancouver.ca

CC:	Company:	Contact:
Matthew Lam	City of Vancouver	Matthew.Lam@vancouver.ca
Tracy Lee	City of Vancouver	Tracy.Lee@vancouver.ca
Christa Strand	Ledcor Property Investments Ltd.	Christa.Strand@ledcor.com
Lorne Wolinsky	Ledcor Property Investments Ltd.	Lorne.Wolinsky.com

1 INTRODUCTION

The Fairfax project involves in downsizing and relocating the existing Telus CO building and proposing a new 6-storey residential building with the remaining space. The project is located at the northeast corner of Chester St. and East 49th Ave. Per Sentence 3.1.3.2.(2) – Prohibition of Occupancy Combinations, the proposed Telus CO building (Group F-2) and the 6-storey residential building (Group C) is prohibited to be combined into one building. Therefore, the two buildings are considered two separate buildings by code. According to Sentence 3.2.5.5.(1), Fire department access route is required to be located not more than 15m from the principal entrance. The fire department access route for both buildings is proposed to be along Chester St. However, due to the configuration of how the two proposed building are situated on the property, the proposed Telus CO building is set back more than 15m from Chester St. The proposed Telus CO building is required to be located such that the existing services can connect and continue operating without interruption. Therefore, the location of the proposed Telus CO building is unable to relocate closer to Chester St. The purposed of this memo is to propose a fire department access arrangement that works with Vancouver Fire Rescue Services (VFRS) given the proposed building location.

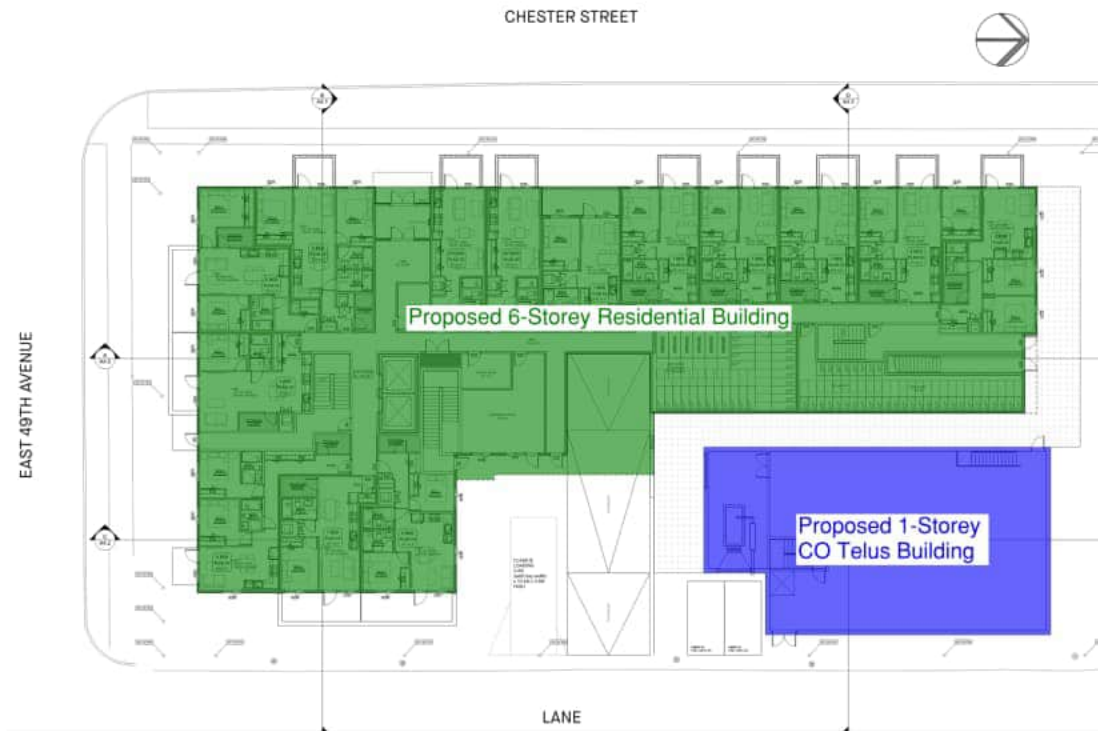


Figure 1: Proposed Buildings

2 CODE REFERENCE, OBJECTIVES, FUNCTIONAL, & INTENT STATEMENTS

2.1 CODE REFERENCE

Sentence 3.2.5.5.(1) requirement is as below:

3.2.5.5.(1) Determination of Fire Resistance Ratings

Except as provided by Sentences (2) and (3), access routes required by Article 3.2.5.4. shall be located so that

- the principal entrance is no less than 3 m and no more than 15 m from the closest portion of the access route, measured horizontally along the path of travel from the access route to the principal entrance (see Note A-3.2.5.5.(2)(a).), and
- every access opening required by Articles 3.2.5.1. and 3.2.5.2. are located not less than 3 m and not more than 15 m from the closest portion of the access route, measured horizontally to the face of the building. (See Note A-3.2.5.5.(1).)

The objectives and functional statements of Sentence 3.2.5.5.(1) are as follows:

[F12-OS1.5, OS1.2][F06-OS1.1]

[F12-OP1.2]

2.2 OBJECTIVES

OS1	Objectives
Fire Safety	An objective of this By-law is to limit the probability that, as a result of the design or construction of the building, a person in or adjacent to the building will be exposed to an unacceptable risk of injury due to fire. The risks of injury due to fire addressed in this Code are those caused by
OS1.1	Fire or explosion occurring
OS1.2	Fire or explosion impacting areas beyond its point of origin
OS1.5	Persons being delayed in or impeded from moving to a safe place during a fire emergency

OP1	Objectives
Fire Protection of the Building	An objective of this By-law is to limit the probability that, as a result of its design or construction, the building will be exposed to an unacceptable risk of damage due to fire. The risks of damage due to fire addressed in this Code are those caused by
OP1.2	Fire or explosion impacting areas beyond its point of origin

2.3 FUNCTIONAL STATEMENTS

	Functional Statements
F06	To retard the effects of fire on facilities for notification, suppression and emergency response.
F12	To facilitate emergency response.

2.4 INTENT STATEMENTS

3.2.5.5.(1)	Intent Statement
Fire Safety	Intent 1: To limit the probability that fire emergency response operations will be delayed or ineffective, which could lead to: - delays in evacuation or moving to a safe place, which could lead to harm to persons, and - the spread of fire to other parts of the building, which could lead to harm to persons. Intent 2: To limit the probability that firefighters will have to work too close to a building, which could lead to debris falling on them or excessive radiation exposure from openings in the building face, which could lead to harm to persons, including emergency responders.
Fire Protection of the Building	Intent 1: To limit the probability that fire emergency response operations will be delayed or ineffective, which could lead to the spread of fire to other parts of the building, which could lead to damage to the building.

3 PROPOSED FIRE DEPARTMENT ACCESS ARRANGEMENT

The proposed fire department access arrangement consists of several features that address the objectives and functional statements mentioned in the Sections above.

The Figure below demonstrates the proposed fire department access arrangement.

- From the fire truck access route on Chester Street, the firefighter will travel ~7.6m (within 15m) to the fire department connection and the security gate that has a signage indicating the Telus CO building address and entrance is through the gate.
 - By providing close proximity of the proposed security gate, Building address signage, and fire department connection from the access route, the firefighters are able to connect the fire truck hose to the fire department connection. Therefore, this arrangement facilitates fire suppression operation.
- After entering the security gate, a heated and conditioned closet housing the Fire Alarm Annunciator Panel (FAAP) is proposed in close proximity from the gate. The gate will provide security to prevent any tampering to the FAAP.
 - Having the FAAP situated outside within the security gate will reduce the affect of fire on emergency responders during staging and on the notification device (FAAP).
- A navigating map providing graphical guidance to the Telus CO building entrance will be provided for firefighter.
 - The map facilitates emergency response and notification through providing information for firefighters to navigate to the building.
- To enforce visual guidance to the building entrance, a contrasting path will be provided along the firefighter's path from the gate to the building entrance as shown in the Figure below.
 - The marked path to the building entrance reduces the chance of delayed emergency response.

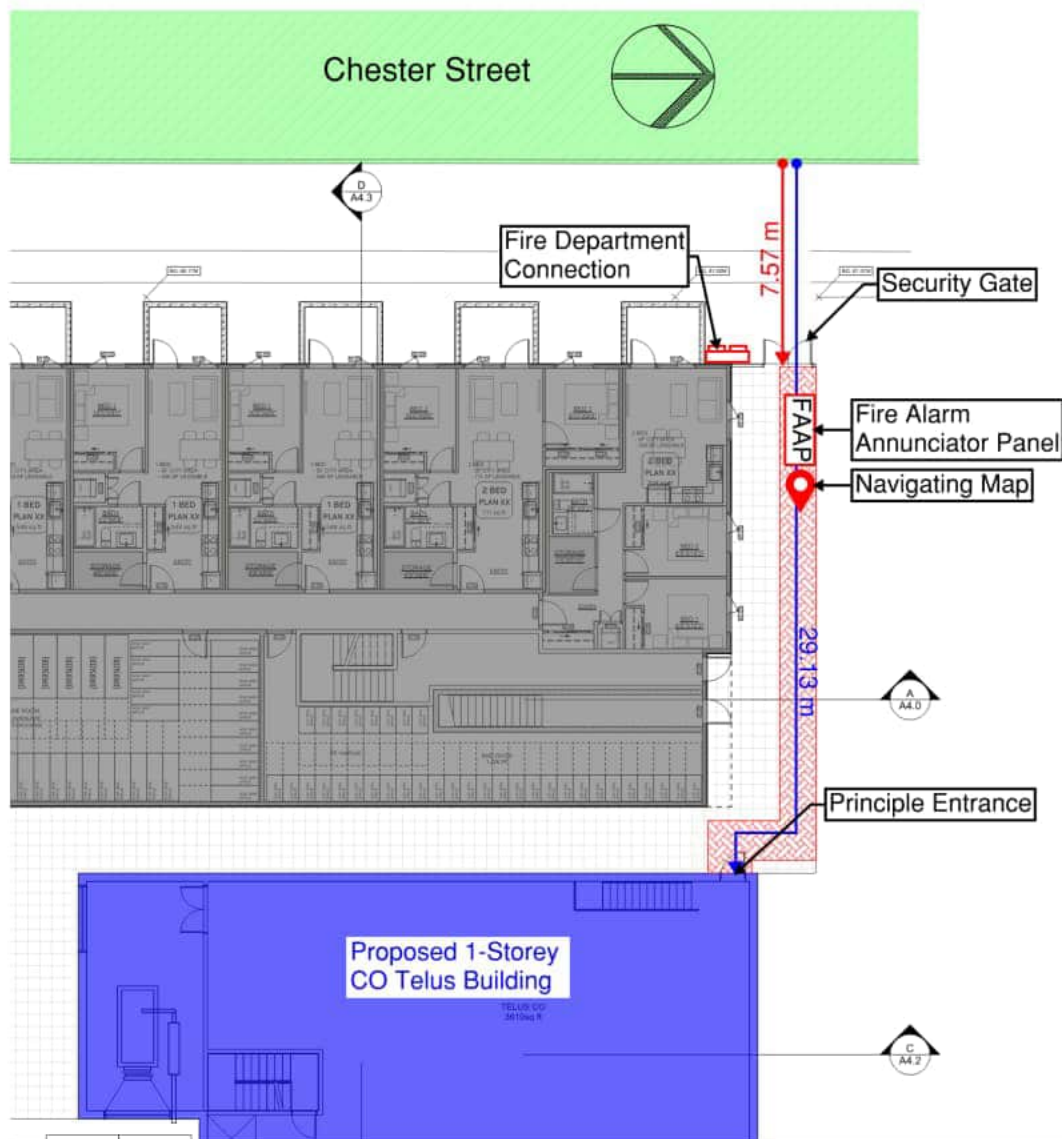


Figure 2: Proposed Fire Department Access Arrangement

4 CONCLUSIONS

Based on the discussion above, the proposed fire department access arrangement is able to

- Retard the effects of fire on facilities for notification, suppression, and emergency response (F06), and
- Facilitate emergency response (F12).

Therefore, the proposed arrangement is expected to provide at least the level of performance intended by the applicable acceptable solutions of the VBBL.

Prepared by,

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

Teri Tsim, EIT
604-802-6745
ttsim@pontemgrp.com

Reviewed by,

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

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

EGBC Permit to Practice #1000529

From: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
To: "Cheung, Rick" <rick.cheung@vancouver.ca>
Date: 1/21/2025 9:28:06 AM
Subject: RE: Telus CO - code summary for DP pre-app submission

Thanks Rick. I've just sent a meeting invite and I will send you the drawings shortly.

Cheers,

Bryce Casidy (he/him)

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



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From: Cheung, Rick <rick.cheung@vancouver.ca>
Sent: Sunday, January 19, 2025 9:44 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Lam, Matthew <matthew.lam@vancouver.ca>; Lee, Tracy <Tracy.Lee@vancouver.ca>
Subject: RE: Telus CO - code summary for DP pre-app submission

Hello Bryce, please include me, and the fire captain of plan review at frptc@vancouver.ca
Please forward the drawings to us. Thanks.

Regards,

Rick Cheung, P.Eng., CP, FEC (he, him, his)
Assistant Chief, UEL/UBC and Public Education

2992 Wesbrook Mall
Vancouver, BC V6T 2B7
Ph. 604-873-7028

Mail and Courier:
600 – 575 West 8th Avenue
Vancouver, BC V5Z 0C4

Community Safety & Risk Reduction Division | Vancouver Fire Rescue Services | City of Vancouver

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Friday, January 17, 2025 9:56 AM
To: Cheung, Rick <rick.cheung@vancouver.ca>
Cc: Lam, Matthew <matthew.lam@vancouver.ca>; Lee, Tracy <Tracy.Lee@vancouver.ca>
Subject: FW: Telus CO - code summary for DP pre-app submission

Hi Rick,

Telus is replacing 4 of their existing "Central Office" buildings (CO) (where all the neighbourhood cabling leads to), and Matthew and Tracy have identified some potential challenges in terms of fire department access, so we are hoping to set up a meeting with your team and the applicants to discuss these items.

Shall I include you on the invite list, or is there someone else from your team that can handle this?

Let me know if you'd like me to forward you the drawings. Note that there are stand alone DP drawings for just the new CO's as well as rezoning drawings showing the eventual residential components as well.

Cheers,

Bryce Casidy (he/him)

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Sent: Wednesday, January 15, 2025 8:48 AM
To: Christa Strand <Christa.Strand@ledcor.com>
Cc: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Warren Jantzen <wjantzen@pontemgrp.com>; Jack Hui <jhui@pontemgrp.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lee, Tracy <Tracy.Lee@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: Telus CO - code summary for DP pre-app submission

Hi Christa (et.al.)

As mentioned, I've reviewed the Code Summary by Pontem before and during the holiday break. Please find the following notes and applicable code/process related-items as it relates to the

Pontem's code summary: Telus CO DP Pre-App Code Strategy, dated December 12, 2024 addressed to my attention. The table provided by Pontem was extremely useful and I've also followed the same format for ease of use and discussions for this afternoon at 3:00pm (via MS Teams).

Best, Matthew

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

Items:	354 East 10 th – Trinity	6486 Chester – Fairfax
Site Subdivision/Consolidation	Separate properties with future access(?) connection. Note: According to DP drawings (DP-2025-00030), the new building has access to the existing cable vault at the basement level. Legal agreement will be required for accessing the existing cable vault beyond the property line.	Single or separate proper
Air Space Parcel (single site arrangement?) Ref: Article 1.3.3.5. [A]	Separate Building from Existing? Clarify connection to future development (or redevelopment) through CRU#1 Note: It appears to have a proposed connection at basement level and a potential connection to adjacent property at CRU #1 on Level 1.	Separate Buildings?
Legal/Access Agreements	Maybe – crossing of services (reciprocal easement agreement)	Maybe
Street Requirement (CO is located within 3m-15m)	Yes	No for CO Building;
Fire Department Access	TBC with VFRS -bike route and bike-share island -one-way/no through road on East 10th in from of project site Note: Based on VanMap, the dead end is less than 90m from centreline of Prince Edward St to the bike-share island.	TBC with VFRS -AL proposal for FF Path c
Proposed Major Occupancies	TBD; including CRU (Group D/E?)	TBD; Group C: Multi-fami parking

Spatial Separation	Assuming complies as if building is entirely separate building	Clarify if this is a single or building from the residen with or without undergrc parking.
Exiting	Interim condition allows existing cable vault access to existing building for exiting – is TD compliant? What is the size of the new cable vault? Is TD compliant to the new building exit?	Impacts w.r.t. two buildir
Any interim non-compliance?	ie: existing cable vault for exiting; others?	TBC
Importance Factor [4.1.2.1.(3)]	Post Disaster	Post Disaster
Existing Telus CO Building	Retained?	Switchover then Demolis
Additional Notes:	Clarify what is the future development/redevelopment (of the old CO building)?	Site & building configurat based on Director of Plan comments are provided a to pre-DP submission.

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

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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.

From: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
To: "Christa Strand" <Christa.Strand@ledcor.com>
"Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
"Warren Jantzen" <wjantzen@pontemgrp.com>
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"Lee, Tracy" <Tracy.Lee@vancouver.ca>
"Cheung, Rick" <rick.cheung@vancouver.ca>
"Fire Prev. Plan Captain" <frptc@vancouver.ca>
Date: 1/21/2025 9:27:28 AM
Subject: Telus Central Offices - Fire Department Access

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To: "Cheung, Rick" <rick.cheung@vancouver.ca>
CC: "Fire Prev. Plan Captain" <frptc@vancouver.ca>
Date: 1/22/2025 11:57:09 AM
Subject: RE: Telus CO - code summary for DP pre-app submission - Drawings

Attachments: Telus CO Drawings\2008-2036 W 41st Avenue (Amherst) DP Enquiry - Drawings (3).pdf
Telus CO Drawings\2212 W 10th Ave (Regent) - RZ App - RZ Booklet & Arch Dwg.pdf
Telus CO Drawings\354 E 10th Ave (Trinity) - DP App - Architectural Drawings (2).pdf
Telus CO Drawings\6486 Chester St (Fairfax) Telus Pre-app.pdf

Hi Rick,

See attached for the drawings for discussion next Monday.

Cheers,

Bryce Casidy (he/him)

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Additional Notes:	Clarify what is the future development/redevelopment (of the old CO building)?	Site & building configurat based on Director of Plan comments are provided a to pre-DP submission.

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

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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]
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FORWARD. TOGETHER.

CITY OF VANCOUVER

2008-2036 W 41ST AVENUE

MIXED USE DEVELOPMENT

DECEMBER 09, 2024 - ISSUED FOR PRE-APPLICATION

PROJECT INFORMATION

CLIENT

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ARBORIST

Diamond Head
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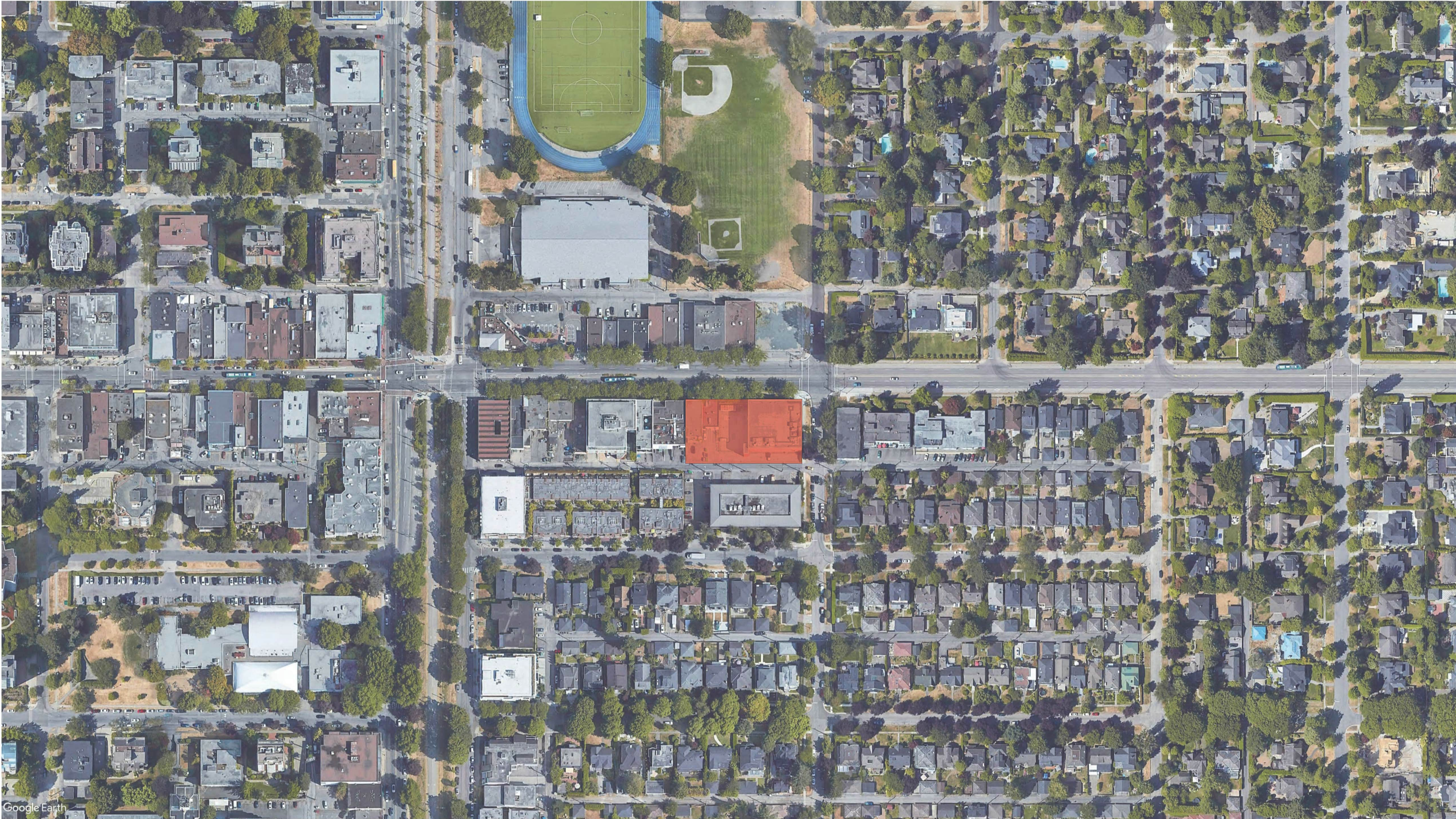
MECHANICAL ENGINEER

Straiton
Contact: Mike Dixon
Email: mdixon@straitoneng.com
Phone: 7 78.752.5835

DRAWING LIST

A1.1	CONTEXT PLAN
A1.2	BUILDING GRADES
A1.3	SITE SURVEY
A1.4	STATISTICS
A2.0	SITE PLAN
A2.0-S	SITE PLAN W. SURVEY OVERLAY
A2.P2	P2 PARKADE PLAN
A2.P1	P1 PARKADE PLAN
A2.1	1ST FLOOR PLAN
A2.2	MEZZANINE FLOOR PLAN
A2.3	2ND FLOOR PLAN
A2.4	3RD-6TH FLOOR PLAN
A2.5	ROOF PLAN
A3.0	NORTH ELEVATION
A3.1	WEST ELEVATION
A3.2	SOUTH ELEVATION
A3.3	EAST ELEVATION
A4.0	BUILDING SECTION AA
A4.1	BUILDING SECTION BB
A4.2	BUILDING SECTION CC

YAMAMOTO ARCHITECTURE



CONTEXT PLAN

SCALE: NTS

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SCALE — NTS	SHEET NO. — A1.1	
DATE — DEC 09, 2024		
DRAWN — TY		
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STATISTICS:

CIVIC ADDRESS:	2008-2036 W 41ST AVENUE, VANCOUVER, BC				
LEGAL DESCRIPTION:					
CURRENT ZONING:	C-2				
PROPOSED ZONE:	CD				
TOTAL SITE AREA:	2,518.8 SQ.M.	=	(27,112.0 SQ.FT.)	(0.622 ACRES)	
<u>BUILDING HEIGHT</u>	EXISTING ZONING / ALLOWABLE		PROPOSED		
4.3	4 STOREYS; 13.8M		6 STOREYS; 22.09M (72.5')		
<u>SETBACKS</u>	REQUIRED		PROVIDED		
FRONT YARD	2.5M		1.29		1.21M VARIANCE
SIDE YARD	2.5M		1.31		1.19M VARIANCE
REAR YARD	1.5M GROUND 4.6M RESIDENTIAL		3.10M GROUND INCLUDING RESIDENTIAL 4.6M RESIDENTIAL ABOVE		1.50M VARIANCE
<u>FLOOR SPACE RATIO</u>	EXISTING ZONING / ALLOWABLE		PROPOSED		
3.1.1	3.70 FSR		100,314.4 SQ.FT.	100,336.2 SQ.FT.	
				3.70 FSR	
<u>PROPOSED FLOOR AREA :</u>					
1ST FLOOR TELUS.	252.5 SQ.M.	(2,718.0 SQ.FT.) - EXCLUDED FROM CALCULATION			
1ST FLOOR RETAIL	968.1 SQ.M.	(10,421.0 SQ.FT.) +			
1ST FLOOR RESI.	516.5 SQ.M.	(5,560.0 SQ.FT.) +			
			0.0 SQ.FT. (STORAGE)		0.0 SQ.M.
			740.0 SQ.FT (AMENITY)		68.7 SQ.M.
MEZZANINE FLOOR	242.8 SQ.M.	(2,613.0 SQ.FT.) +			
2ND FLOOR :	1,480.6 SQ.M.	(15,937.0 SQ.FT.) +			
			815.0 SQ.FT (AMENITY)		75.7 SQ.M.
3RD FLOOR :	1,552.6 SQ.M.	(16,712.0 SQ.FT.) +			
			1,000.0 SQ.FT. (STORAGE)		92.9 SQ.M.
4TH FLOOR :	1,552.6 SQ.M.	(16,712.0 SQ.FT.) +			
			1,000.0 SQ.FT. (STORAGE)		92.9 SQ.M.
5TH FLOOR :	1,552.6 SQ.M.	(16,712.0 SQ.FT.) +			
			1,000.0 SQ.FT. (STORAGE)		92.9 SQ.M.
6TH FLOOR :	1,552.6 SQ.M.	(16,712.0 SQ.FT.) +			
			1,000.0 SQ.FT. (STORAGE)		92.9 SQ.M.
WALL EXCLUSION:			585.8 SQ.FT. (WALL EXCLUSION)		54.4 SQ.M.
SERVICES EXCLUSION:			457.0 SQ.FT. (SERVICES EXCLUSION)		42.5 SQ.M.
TOTAL :	9,418.3 SQ.M.	(100,336.2 SQ.FT.) +	(7,757.8 SQ.FT.)		623.8 SQ.M.
GFA:	10,042 SQ.M.	(108,094.0 SQ.FT.)			
LEASABLE AREA:(RESIDENTIAL)	7,802.0 SQ.M.	(83,980.5 SQ.FT.)			
			78% EFFICIENCY		
<u>EXCLUDED BALCONY AREA:</u>					
ALLOWED:	745.7 SQ.M.	(8,026.9 SQ.FT. = 8% OF RESIDENTIAL FSR)			
PROPOSED:	491.4 SQ.M.	(5,289.0 SQ.FT. = 5.27% OF RESIDENTIAL FSR)			
<u>APARTMENT UNIT BREAKDOWN:</u>					
13 STUDIO UNITS		11 % OF UNITS	486.9 SQ.FT. (AVERAGE)		
60 ONE BEDROOM UNITS		51 % OF UNITS	634.7 SQ.FT. (AVERAGE)		
35 TWO BEDROOM UNITS		30 % OF UNITS	838.1 SQ.FT. (AVERAGE)		
10 THREE BEDROOM UNITS + TH		8 % OF UNITS	1,023.9 SQ.FT. (AVERAGE)		
118 UNITS TOTAL					

VEHICLE PARKING:

SECTION 4 - OFF STREET PARKING SPACE REGULATIONS

6734 SQ.M.			
RESIDENTIAL STALLS REQUIRED (MINIMUM)			
NO REQUIREMENT		=	0 SPACES
0.05-0.1 SPACE PER UNIT	TOTAL RESIDENT PARKING :	=	0 SPACES
	VISITOR SPACES	=	6 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	6 SPACES (MINIMUM)
1138 SQ.M.			
COMMERCIAL STALLS REQUIRED (MINIMUM)			
NO REQUIREMENT		=	0 SPACES
	TOTAL COMMERCIAL REQUIRED :	=	0 SPACES
ACCESSIBLE STALLS REQUIRED			
RESIDENTIAL AS PER 4.8.4(a):	1 + 0.034 SPACES / EACH ADDITIONAL UNIT:	=	5 SPACES
	1 + 0.4 SPACES/1000 SM:	=	1 SPACES
	TOTAL ACCESSIBLE REQUIRED :	=	6 SPACES
	TOTAL PARKING (MINIMUM):	=	12 SPACES
RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT. PROVIDED:	=	18 SPACES OF TOTAL (MAXIMUM)
	COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	=	6 SPACES OF TOTAL (MAXIMUM)
MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF PROVIDED SPACES	=	92 SPACES OF TOTAL (MINIMUM)
PARKING PROVIDED			
RESIDENTIAL STALLS			64 SPACES
VISITOR STALLS			6 SPACES
COMMERCIAL STALLS			22 SPACES
	TOTAL PARKING PROVIDED:		92 SPACES
	RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	0 SPACES
	COMMERCIAL SMALL PARKING SPACES PROVIDED:	=	0 SPACES
			0 % OF REQ.
			0 % OF REQ.
	ELECTRIC VEHICLE SPACES PROVIDED:	=	92 SPACES
			100 % OF SPACES
	RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	5 SPACES
	COMMERICAL ACCESSIBLE SPACES PROVIDED:	=	1 SPACES

LOADING:

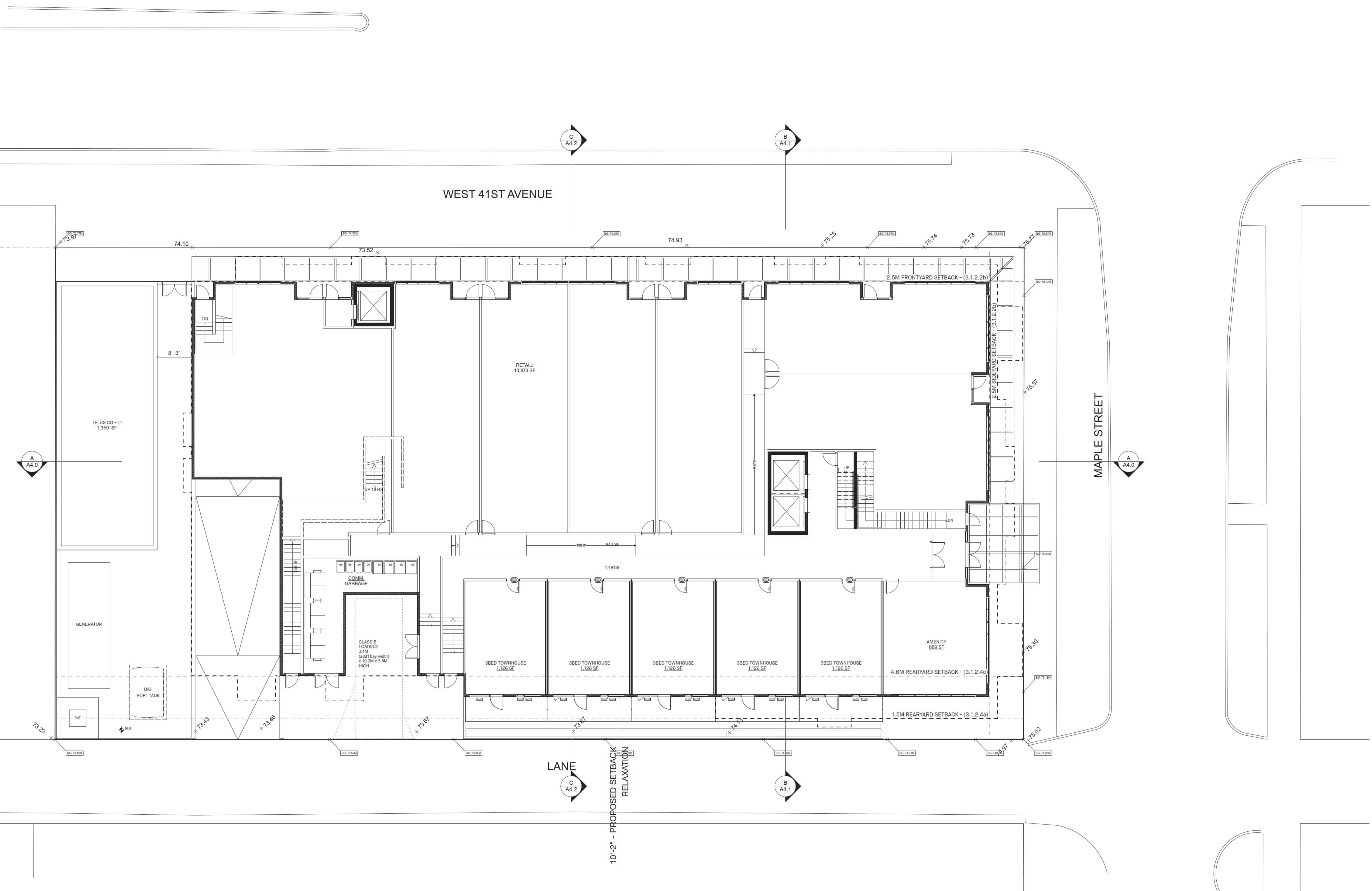
		REQUIRED	PROVIDED
DWELLING USE			
CLASS A AS PER 5.2.1:	1 FOR 50-299 UNITS	=	1 SPACES
CLASS B AS PER 5.2.1:	1 FOR 100-299 UNITS	=	1 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES
	TOTAL:		2 SPACES
COMMERCIAL			
CLASS A AS PER 5.2.9 (OFFICE):	1 SPACE FOR 1,000 SQ.M. TO 15000 SQ.M.	=	1 SPACES
CLASS B AS PER 5.2.9 (OFFICE):	1 SPACE FOR 500 - 5,000 SQ.M.	=	1 SPACES
	TOTAL:		2 SPACES
*RESIDENTIAL LOADING SHARED WITH COMMERCIAL - RELAXATION REQUESTED			

BICYCLE PARKING:

		REQUIRED	PROVIDED
RESIDENTIAL			
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF	=	98.0 SPACES
	2.5 SPACES PER UNIT > 700 SF < 1130 SF	=	77.5 SPACES
	3 SPACES PER UNIT > 1130 SF	=	0.0 SPACES
COMMERCIAL			
CLASS A 6.2.4.1 (OFFICE):	1 SPACE PER 170 SQ.M.	=	7.0 SPACES
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)	=	18.3 OF TOTAL
	HORIZONTAL SPACES	=	45 SPACES
	(TOTAL HORIZONTAL SPACES)	=	65 SPACES
	STACKED SPACES (MAX 60%)	=	109.5
	OVERSIZED SPACES (MIN 5%)	=	9.1
	TOTAL:	=	183 SPACES
	TOTAL W/ ELECTRICAL OUTLET (50%)	=	91 OF TOTAL
CLASS B 6.2.1.2 (RESIDENTIAL)	6 SPACES PER DEVELOPMENT	=	6 SPACES
			(BIKE RACKS AT GRADE)
CLASS B 6.2.4.1 (OFFICE):	6 SPACES PER DEVELOPMENT WITH MIN. 2,000 SQ.M.	=	6 SPACES
			(BIKE RACKS AT GRADE)

SITE PLAN

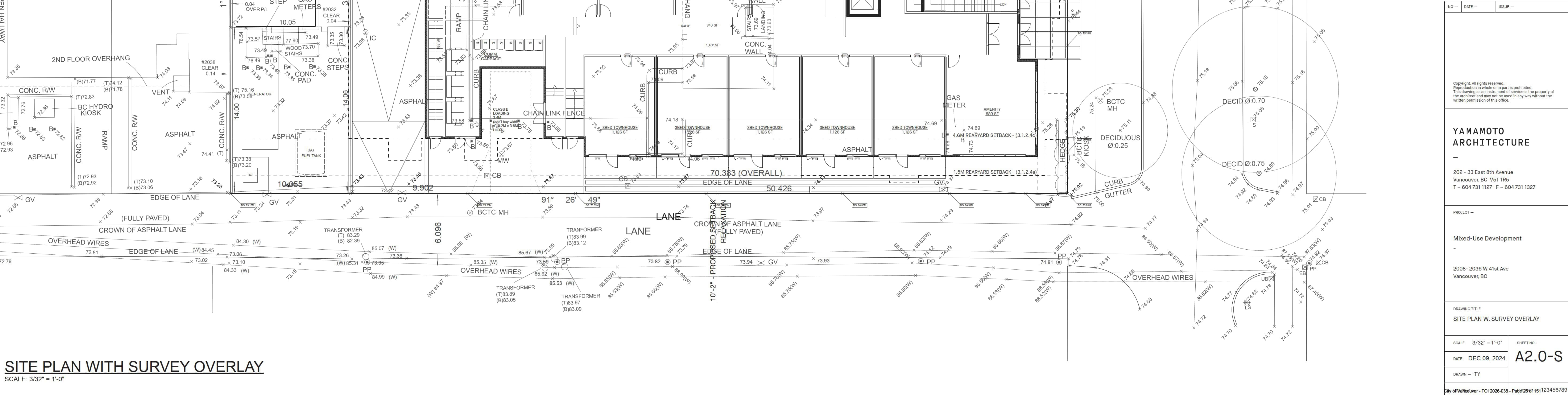
SCALE: 3/32" = 1'-0"



SITE PLAN WITH SURVEY OVERLAY
SCALE: 3/32" = 1'-0"

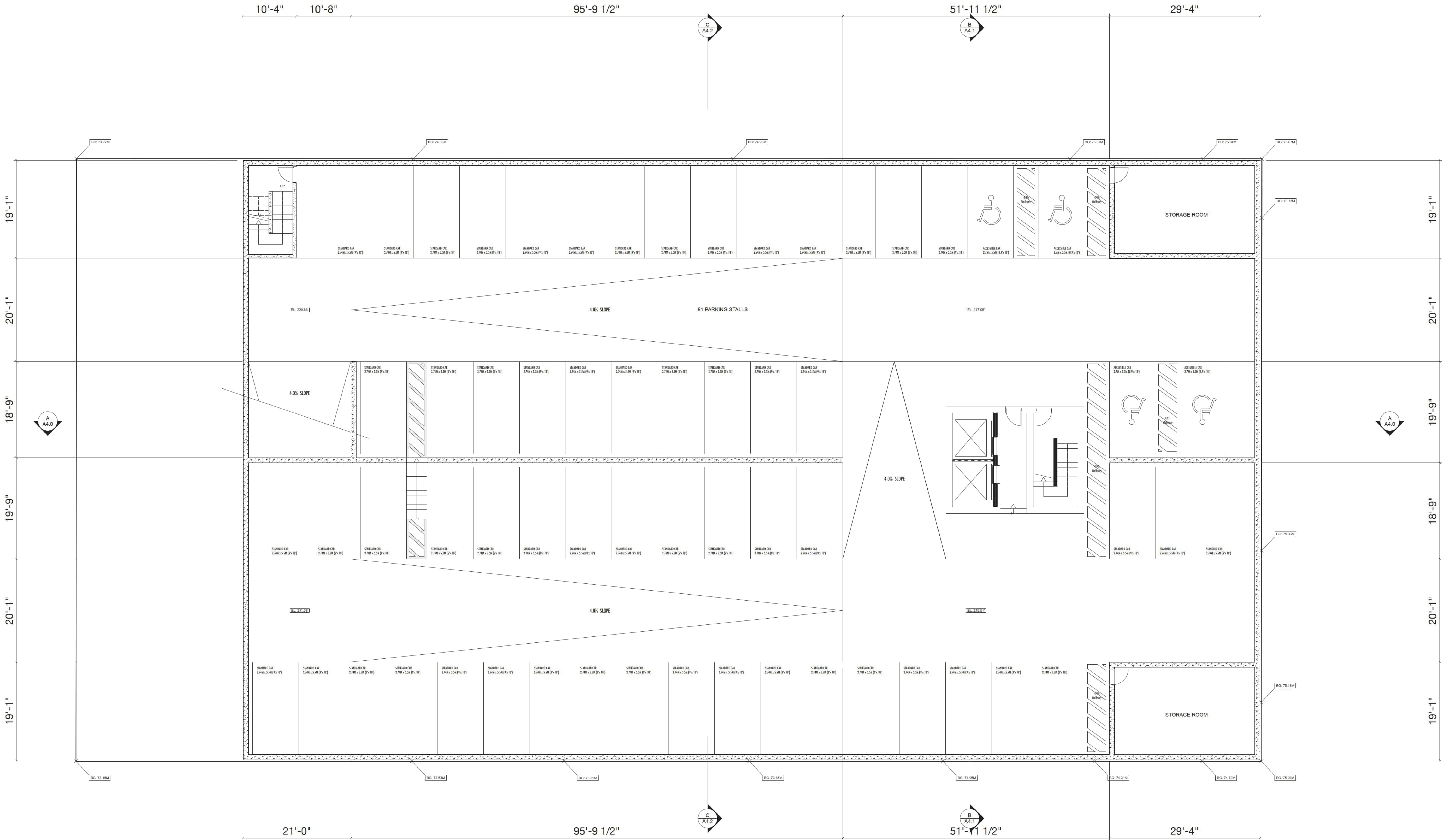
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PROJECT --		
Mixed-Use Development		
2008- 2036 W 41st Ave Vancouver, BC		
DRAWING TITLE --		
SITE PLAN W. SURVEY OVERLAY		
SCALE -- 3/32" = 1'-0"	SHEET NO. --	
DATE -- DEC 09, 2024	A2.0-S	
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P2 PARKADE PLAN

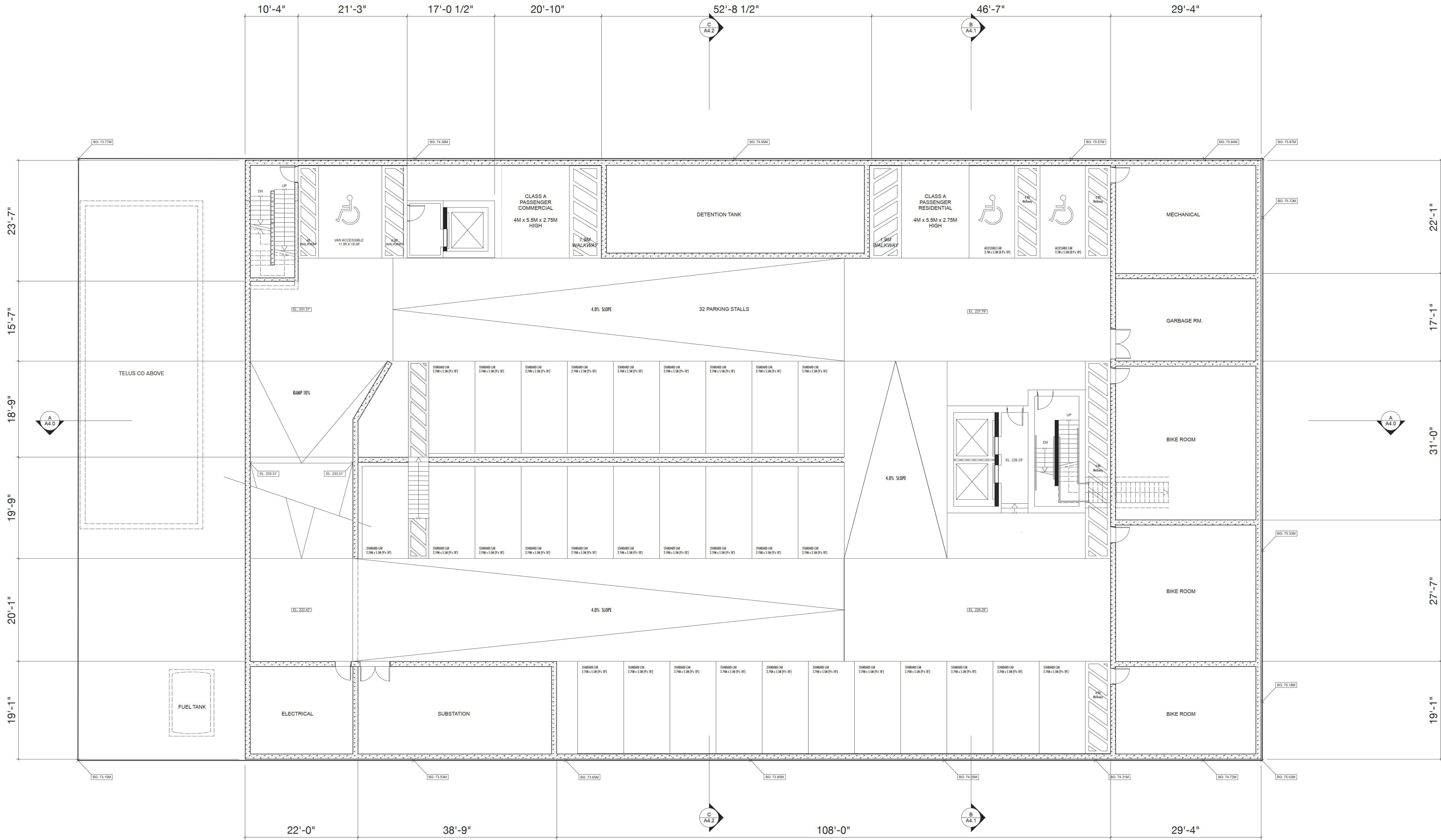
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DRAWING TITLE — P2 PARKADE PLAN		
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P1 PARKADE PLAN

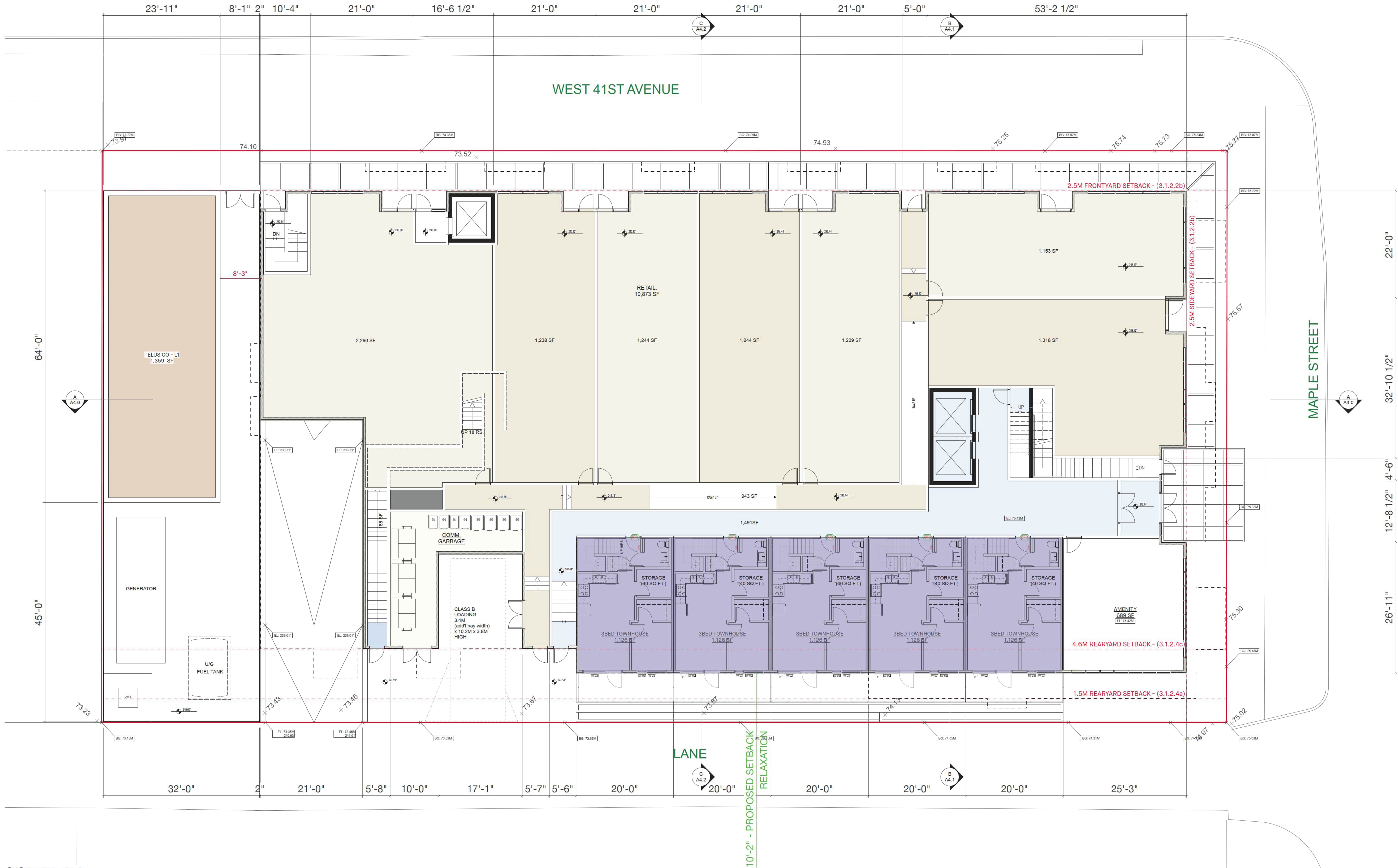
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1ST FLOOR PLAN

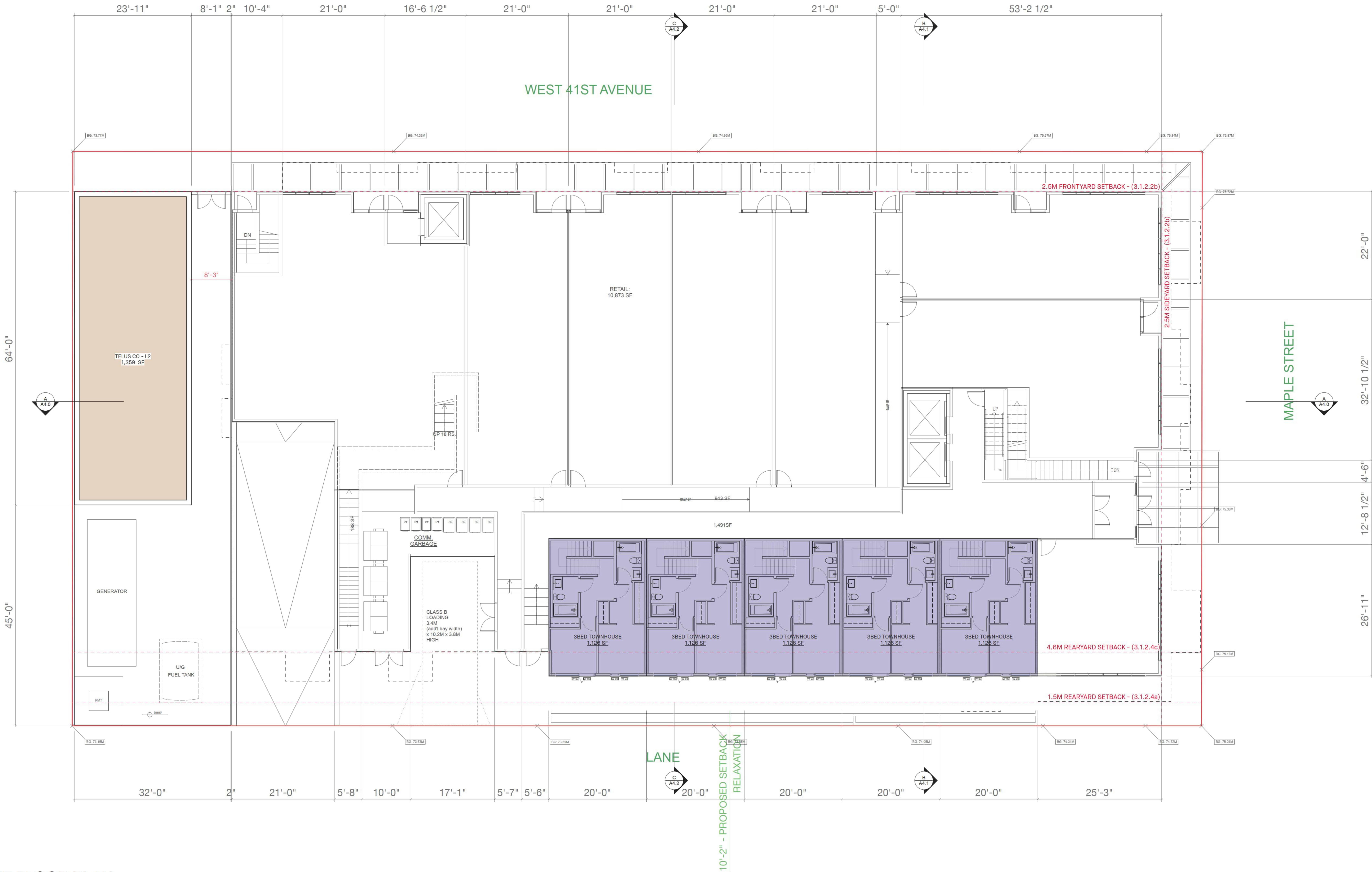
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MEZZANINE FLOOR PLAN

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



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Mixed-Use Development		
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2008- 2036 W 41st Ave Vancouver, BC		
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MEZZANINE FLOOR PLAN		
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2ND FLOOR PLAN

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



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3RD-6TH FLOOR PLAN

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



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DRAWING TITLE — 3RD-6TH FLOOR PLAN		
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ROOF PLAN

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



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ROOF PLAN		
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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2008- 2036 W 41st Ave Vancouver, BC		
DRAWING TITLE —		
NORTH ELEVATION		
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WEST ELEVATION

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



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DRAWING TITLE — WEST ELEVATION		
SCALE — 1/8" = 1'-0" DATE — DEC 09, 2024 DRAWN — TY		SHEET NO. — A3.1
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

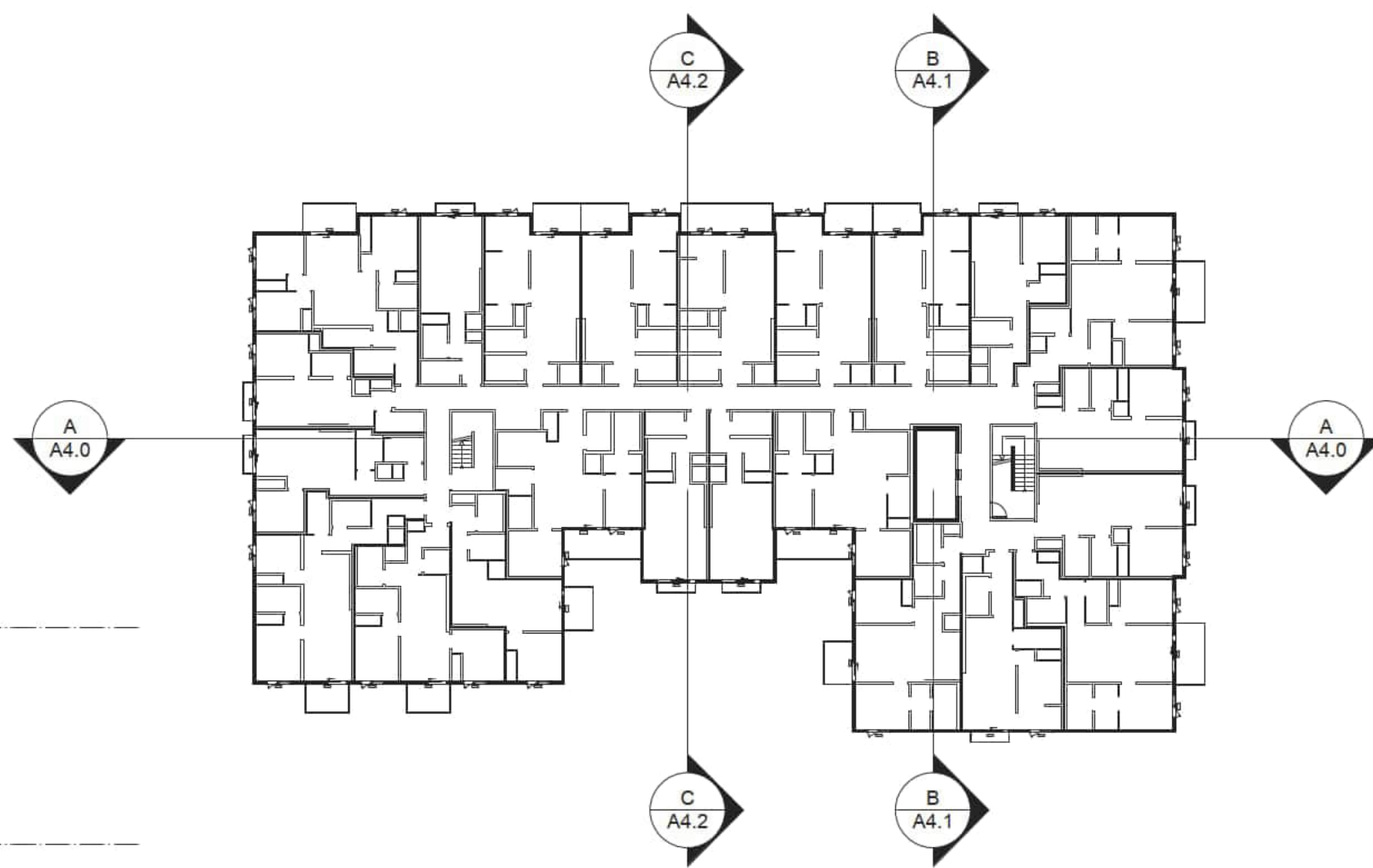
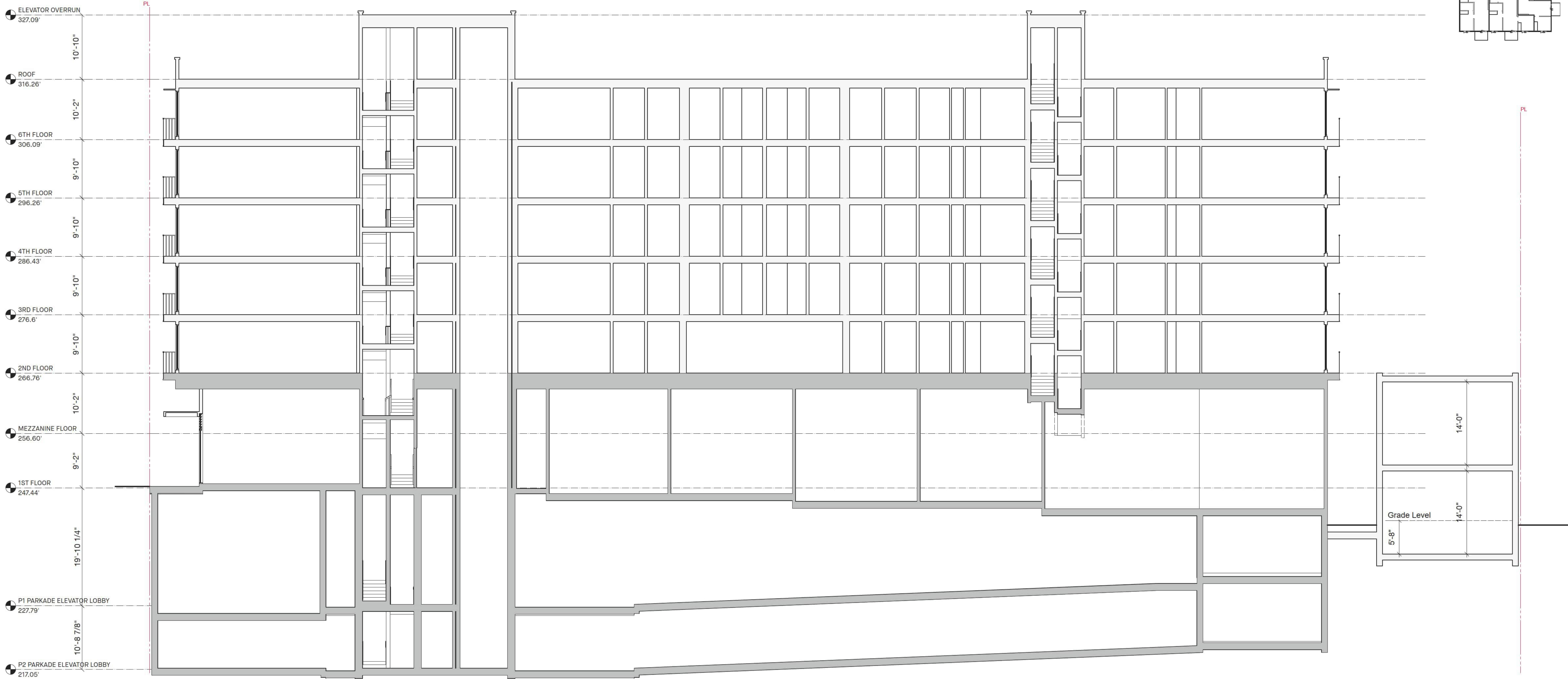
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DRAWING TITLE — SOUTH ELEVATION		
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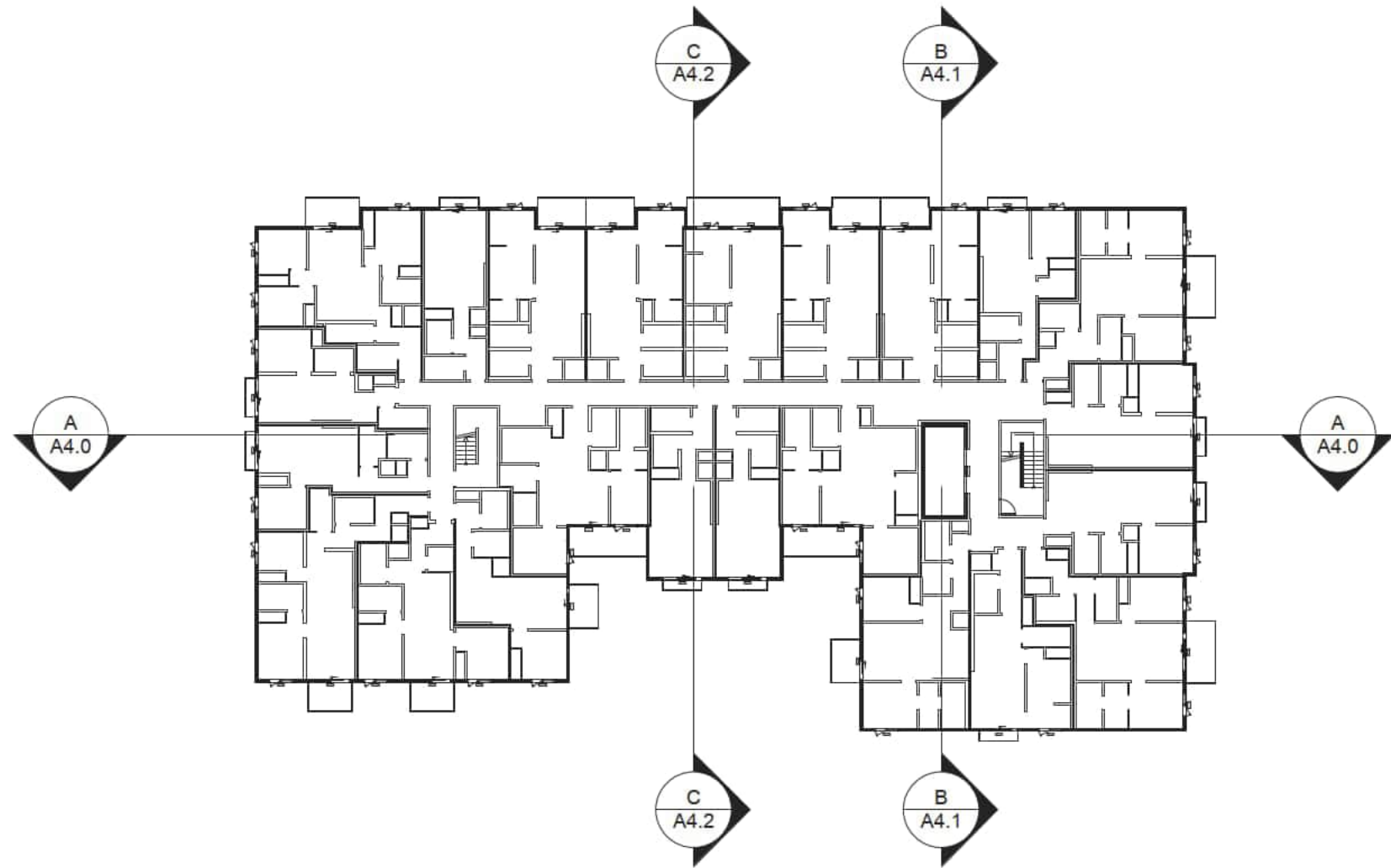
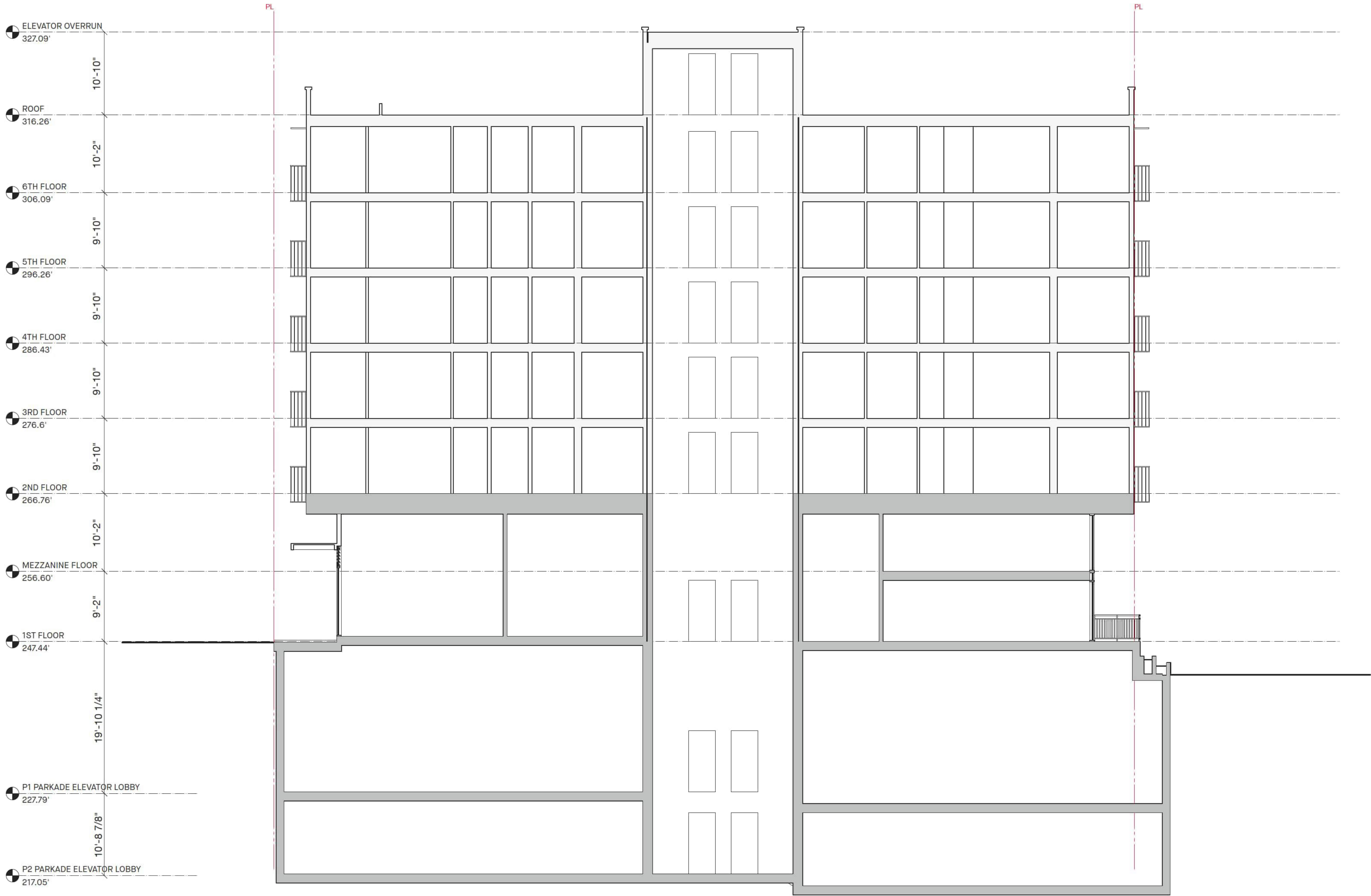
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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SECTION AA
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DRAWING TITLE — BUILDING SECTION AA			
SCALE — 1/8" = 1'-0"		SHEET NO. —	
DATE — DEC 09, 2024		A4.0	
DRAWN — TY			
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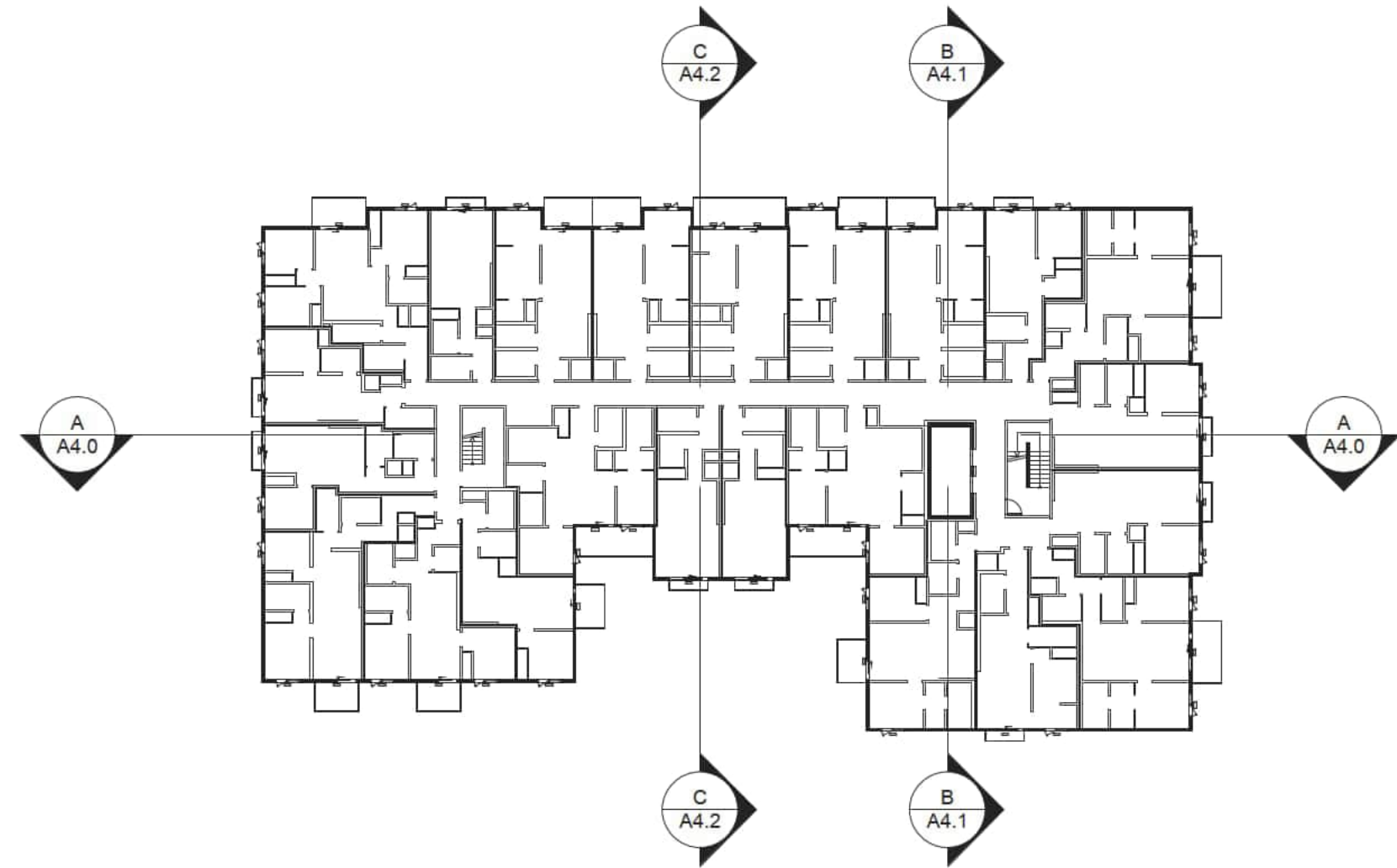
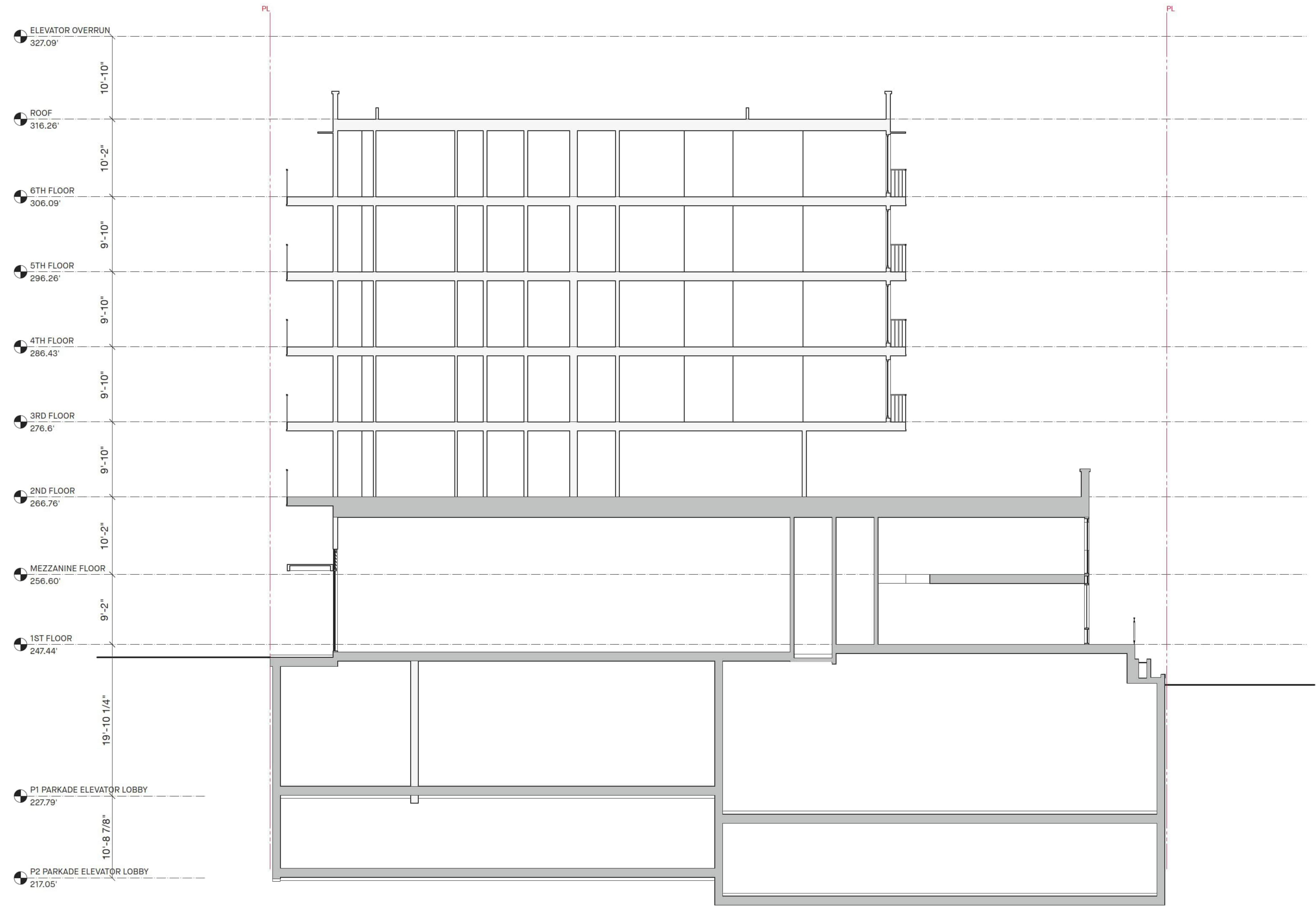
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SCALE: 1/8" = 1'-0"

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DRAWING TITLE — BUILDING SECTION BB		
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SECTION CC

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2212 WEST 10TH AVENUE

VANCOUVER, BC

RENTAL RESIDENTIAL DEVELOPMENT
REZONING APPLICATION



TELUS *living*

■ **dys** architecture
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2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024



INTRODUCTION

INTRODUCTION

REZONING INTENT

On behalf of TL REGENT PROPERTY INC. Ledcor Property Investments Ltd. is pleased to submit a Rezoning Application for the property located at 2212 West 10th Avenue. Ledcor Property Investments Inc. intends to rezone the property at 2212 West 10th Avenue to permit a purpose-built rental project. The property is one of a number of sites in the city where significant investment in fibre optic infrastructure by TELUS over the past decade is helping drive opportunities for redevelopment that will add much needed rental homes to neighbourhoods, like Kitsilano, with the intent of transforming sites that have housed infrastructure uses for many decades into developments that will add much needed rental homes to many neighborhoods.

2212 West 10th Avenue is currently improved with a TELUS Central Office (CO) that houses telecommunications equipment, and a surface parking lot for vehicles and related equipment. A new much smaller CO will be constructed onsite and will be located to facilitate the new development. The site currently does not have any rental housing on it, therefore redevelopment will not result in any tenant displacement.

The site is located within the Broadway Plan area, in the Kitsilano neighborhood and specifically in the Broadway - Arbutus South sub-area. The Plan allows for a rezoning to be considered for the development of a mixed-use or 100% residential building with secured rental and below-market rental up to 20-storeys and a density of up to 6.5 FSR. A rezoning enquiry was submitted to the City of Vancouver in January 2024 and a staff response was received in May 2024. This rezoning submission responds to the intent and policies of the Broadway Plan and addresses the comments provided in the May 2024 staff response letter.

PROPOSAL

Our proposal is consistent with the Broadway Plan (and proposed Broadway Plan amendments) and includes a 25-storey residential building, including a four-storey podium, providing approximately 221 units of rental housing (20% at below-market rates), with a density of 6.5 FSR. The proposal also includes a new CO located on the southwestern portion of the site along Marstrand Avenue, which takes the existing CO off the more prominent corner at West 10th Avenue and Yew Street and allows for the creation of more pedestrian-friendly frontages. The new CO will be two levels, with one level located below-grade, which helps to reduce the visual impact of the structure. The density of the at-grade portion of the CO is 0.15 FSR, for a total project density of 6.65 FSR.

Ledcor Property Investments Ltd.

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

Lorne Wolinsky
Vice-President, Development



2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION

SEPTEMBER, 2024

INTRODUCTION

New Rental Housing through Technological Innovation

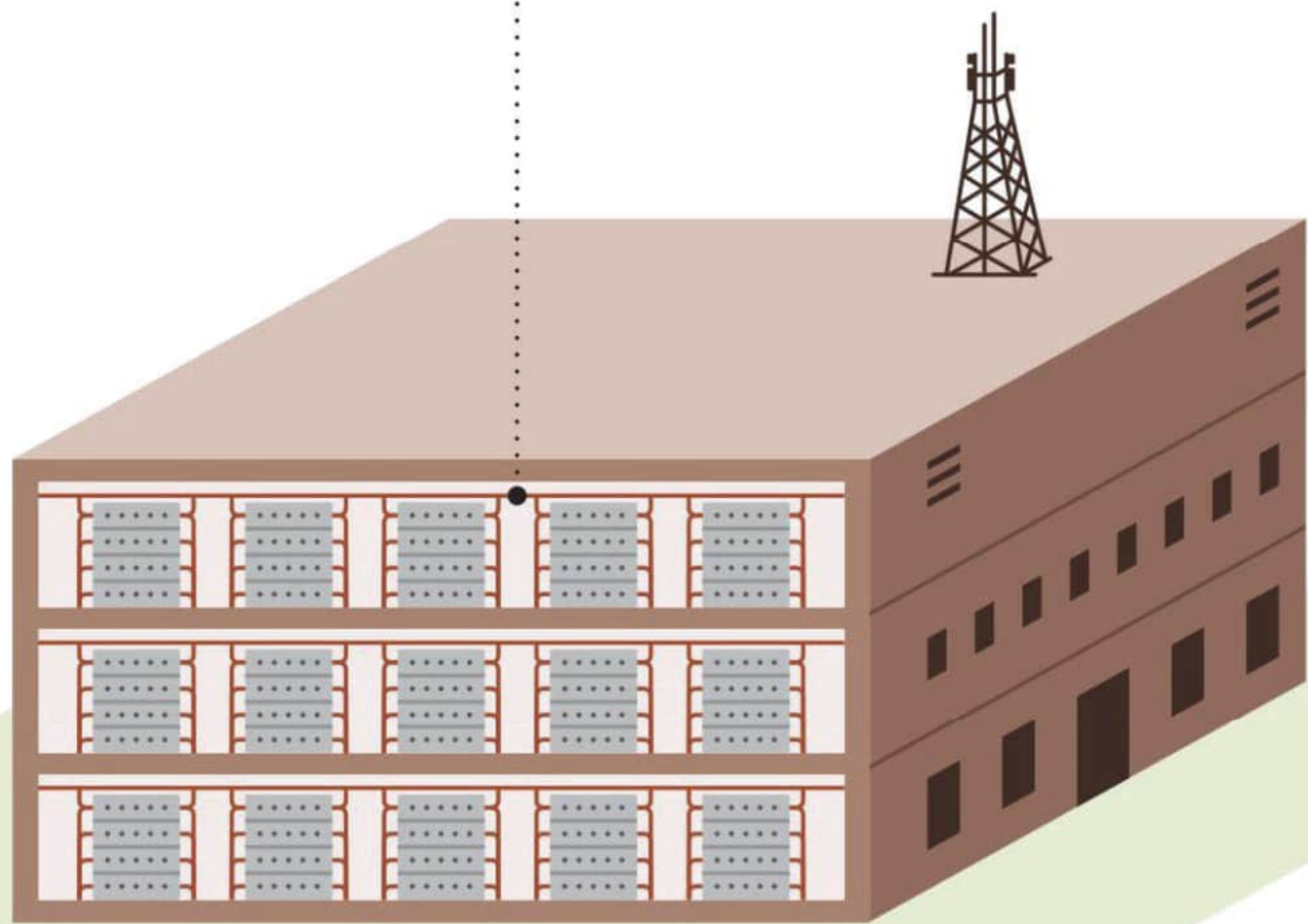
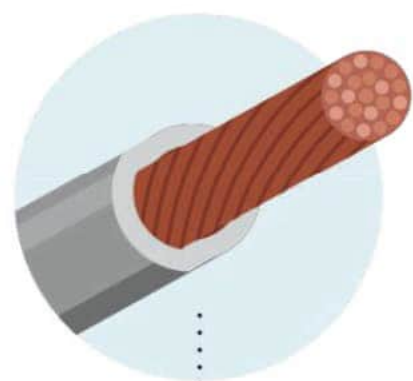
TELUS is currently transitioning their copper telephone wires to fiber optics, significantly reducing the footprint of their telephone exchanges, allowing the area to be redeveloped to have space for much needed rental buildings for the community.

Throughout modern history, telephone exchanges have been responsible for routing phone calls, ensuring that callers are instantly connected with friends, family, businesses and emergency services.

CURRENT
Telephone Central Office

COPPER WIRE

Two copper wires totalling 1mm in diameter can only carry one call at a time.



CURRENT SITE

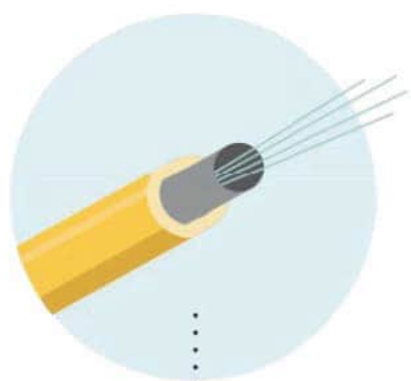
The current site is improved with a Central Office (CO) (also known as a Telephone Exchange) and parking lot. The CO is a 3-storey “bunker-like” structure.

COs generally contain a cable vault, line equipment, battery room, HVAC and an emergency generator. Despite its name, COs do not serve any office functions.

FUTURE
Reduced Central Office building opens up land for housing

FIBER OPTICS

One fiber strand, which is half the width of a human hair can transmit approximately 1,000,000 phone calls (or equivalent internet data) at one time.



REDEVELOPED SITE

When the footprint of the CO is dramatically reduced, it opens up the surrounding area for new purpose built rental housing, in some cases complemented by community servicing commercial spaces.



TELUS living

2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024

INTRODUCTION

Waste Heat Recovery

The TELUS network equipment daily operation produces a large amount of heat, which has typically been rejected to cooling towers which then disperse the heat into the atmosphere.

With a waste heat exchanger, the heat produced by the equipment can be captured and used as an energy source for space heating and domestic hot water. The waste heat exchanger not only provides TELUS CO with a cooling effect but also offers a sustainable solution by repurposing previously wasted heat, significantly reducing carbon emissions and minimizing environmental impact.

1 HEAT PRODUCED
The TELUS CO houses network infrastructure, which produces a significant amount of heat.

2 WASTE HEAT EXCHANGER
The waste heat exchanger captures waste heat/hot air produced from the servers, and channels it into a usable heat source for the residential building.

4 HEAT & HOT WATER
The units in the residential building utilize the waste heat generated by the TELUS CO for heating in the winter and hot water throughout the year.

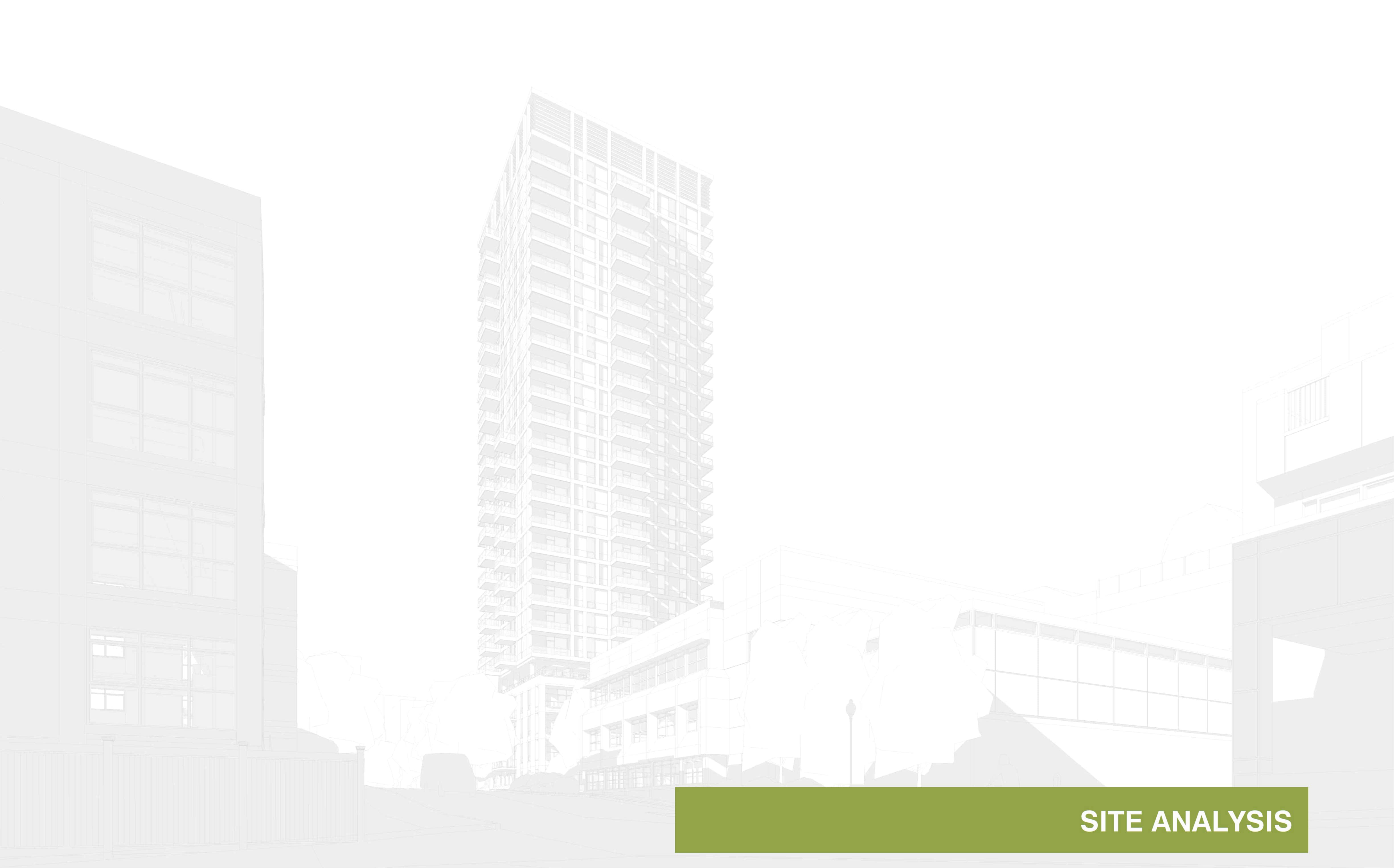
3 HEAT RECOVERY LOOP
The heat exchanger warms the recovery water loop in the adjacent building, enabling the distribution of warmth to both the space heating and hot water systems.



TELUS living

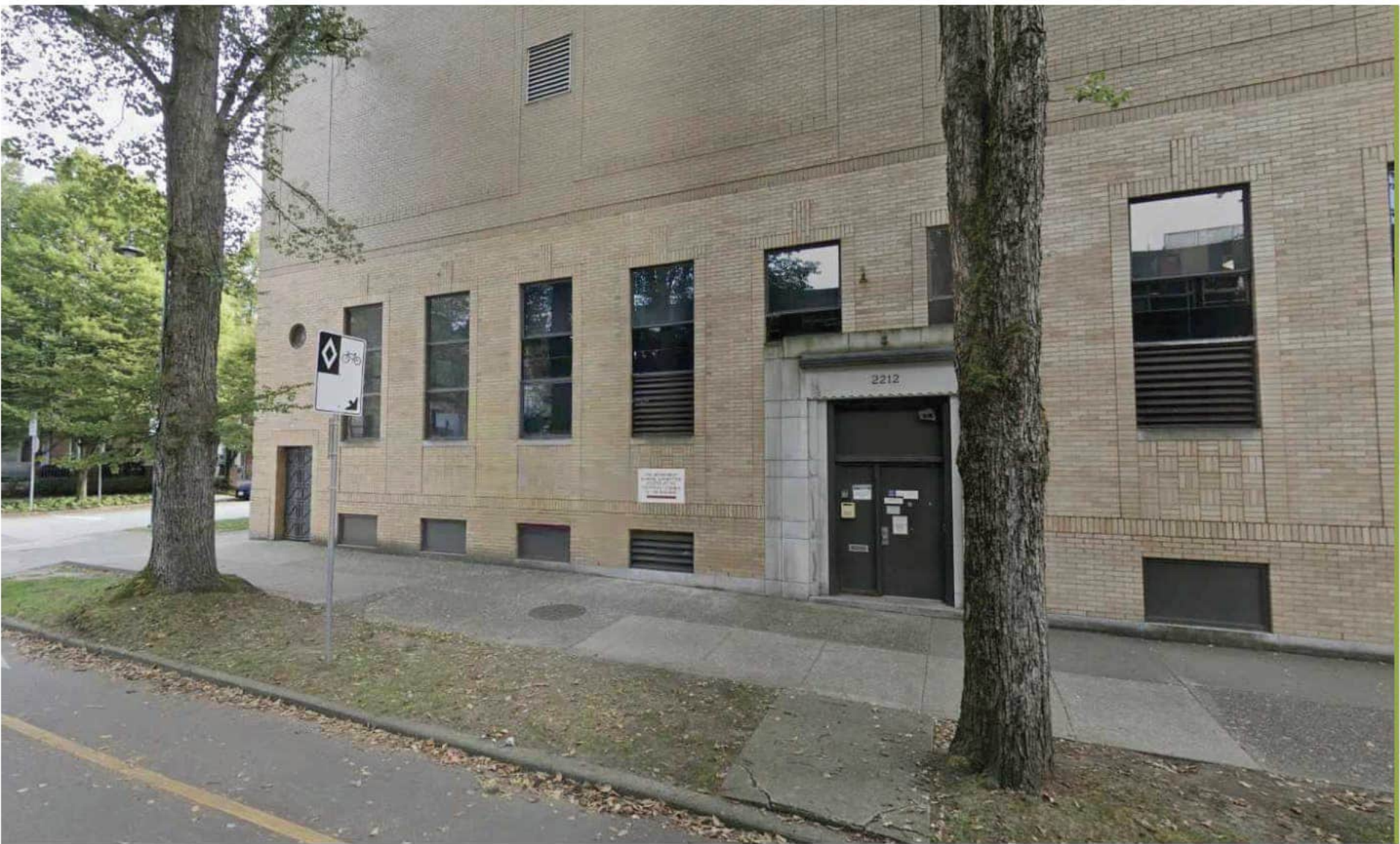
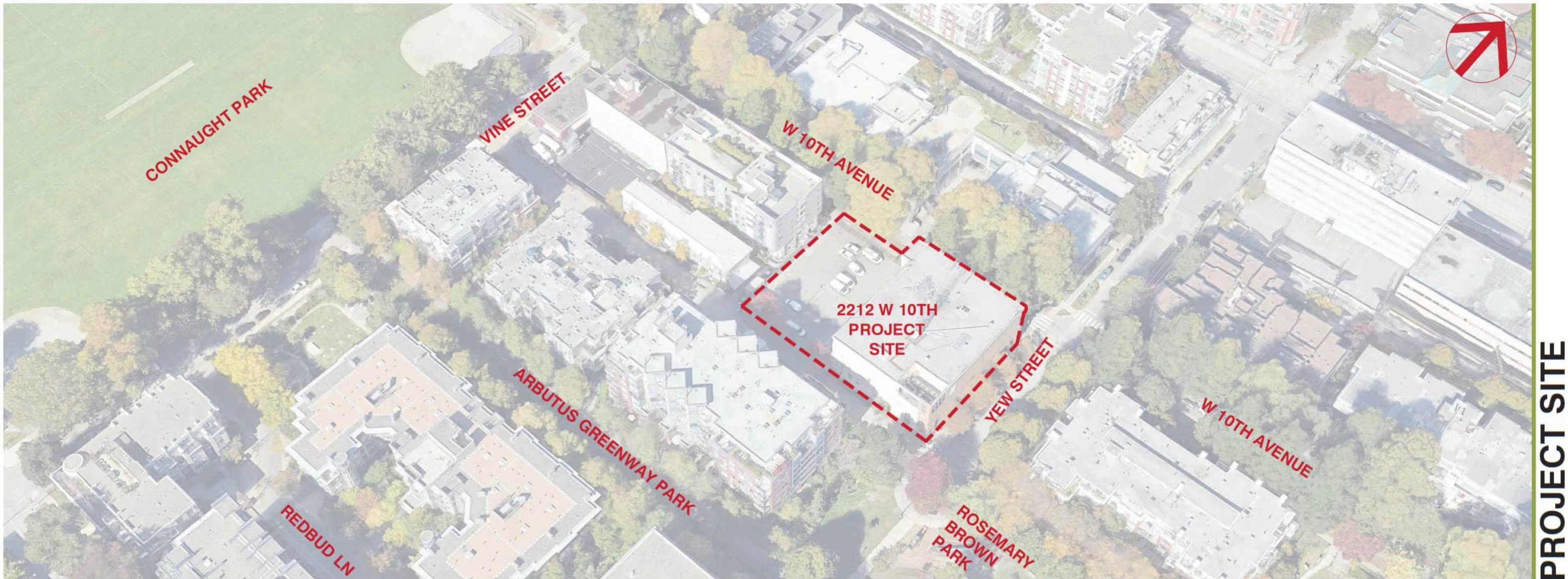
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VANCOUVER, BC

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SEPTEMBER, 2024



SITE ANALYSIS

SITE ANALYSIS



NEIGHBOURHOOD & SITE

The proposed development is located at 2212 West 10th Avenue in the Broadway / Arbutus South neighbourhood. The site is currently occupied by the 1945 B.C. Telephone Cedar Exchange Building which through previous building upgrades is currently a TELUS central office (CO).

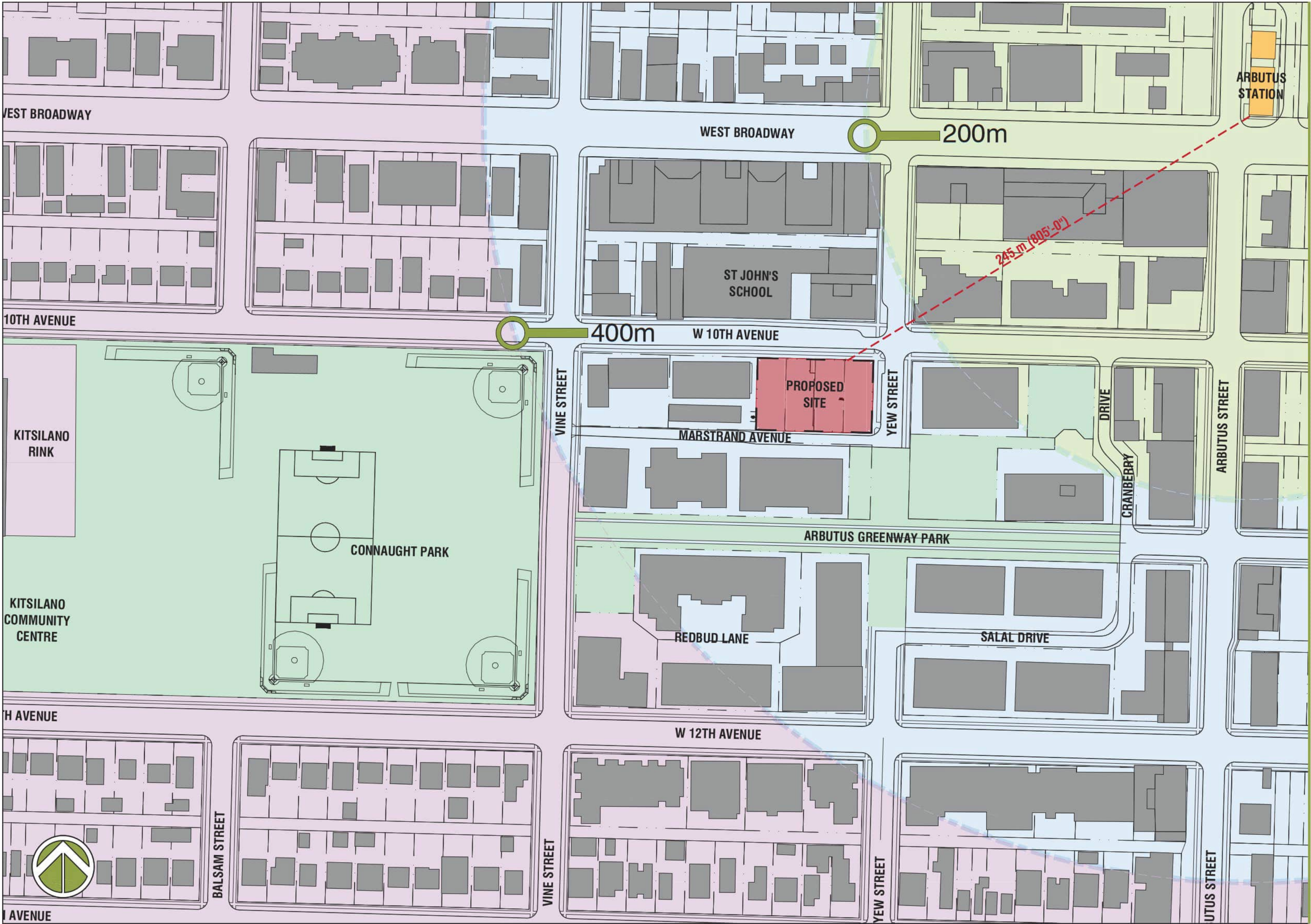
Located in a multi family residential area its immediate neighbours are mid-rise apartment buildings on either side and St Johns School across the street. It is within 400m of the future Arbutus Broadway Subway station and is served by multiple bus routes via West Broadway. It also benefits from close proximity to shops, the Arbutus Greenway, parks at various scales and a variety of community amenities which include Kitsilano Community Centre, Kitsilano Secondary School and Lord Tennyson Elementary School.

The site consists of 4 lots with a total area 2322.9 m2 (25,004.3 sq. ft.). It has a frontage along West 10th Avenue of 61m (200ft) and a depth of 38m (125ft). The TELUS property has transitioned to fibre optics cables and the existing building is larger than required. This creates the opportunity to build much needed rental accomodation and a new smaller TELUS CO on the same property.

The proposed building is a 25 storey, 100% rental building (20% of which is below market), with three levels of secure underground parking. The proposed FSR is 6.5 for residential density and 0.15 for at-grade utility - the new TELUS CO. The total combined density is 6.65 FSR.

Existing Zoning: C-7
Existing use: Utility & communication building - Telus Central Office (CO) and surface parking

Proposed Zoning: CD-1 (Comprehensive Development)
Proposed Use: Rental Residential & Utility

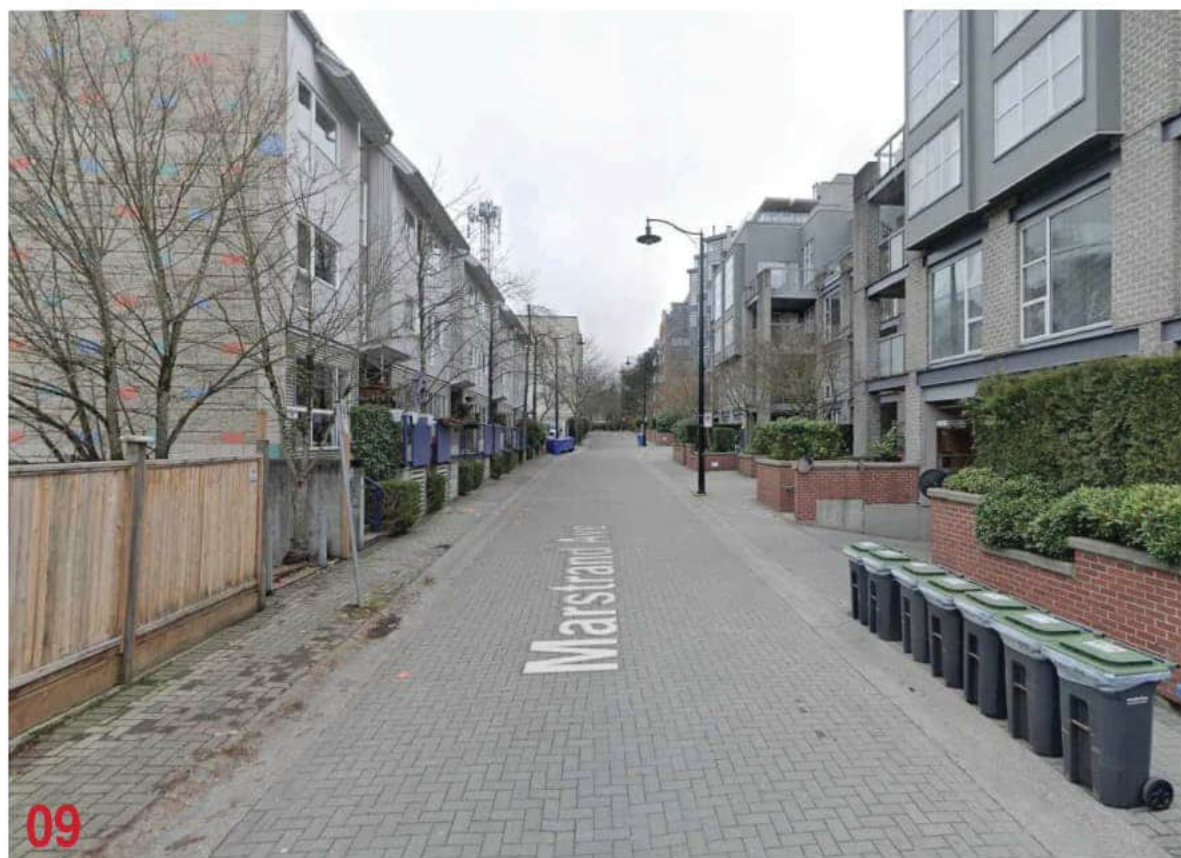
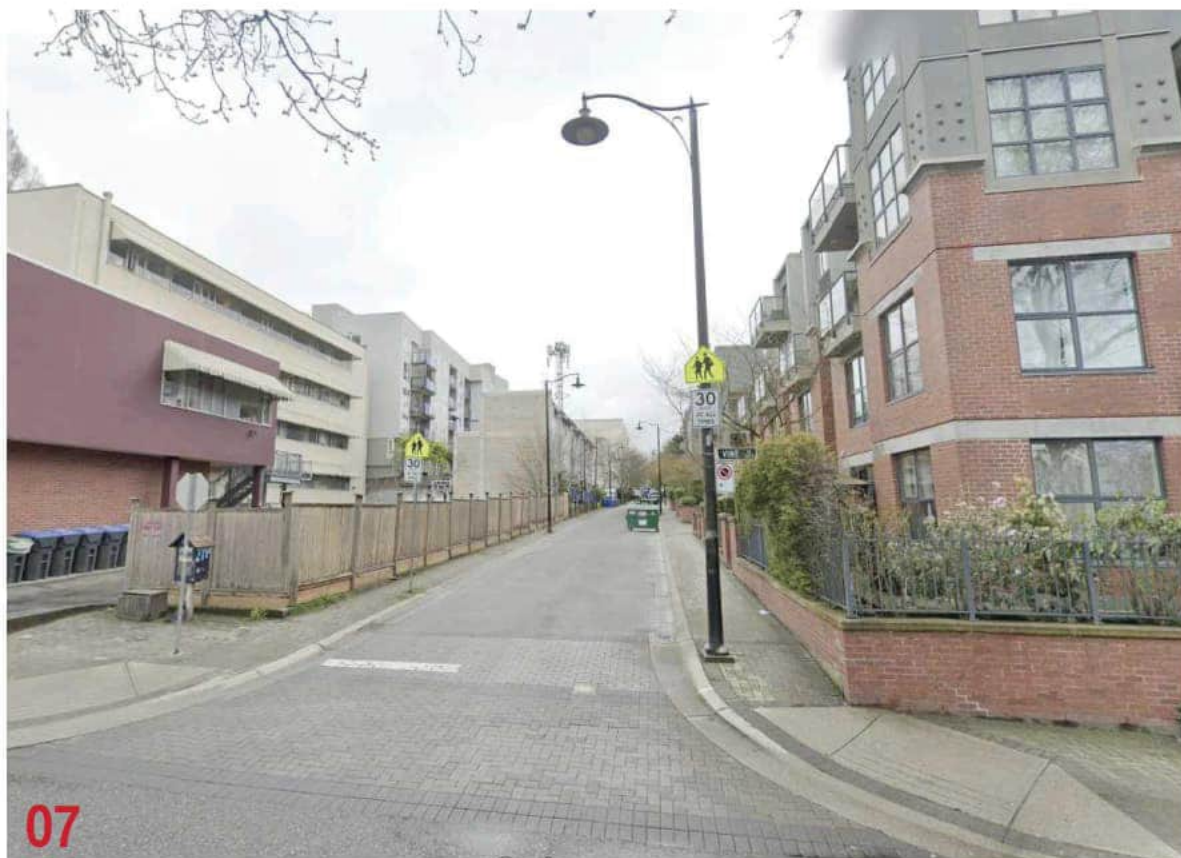
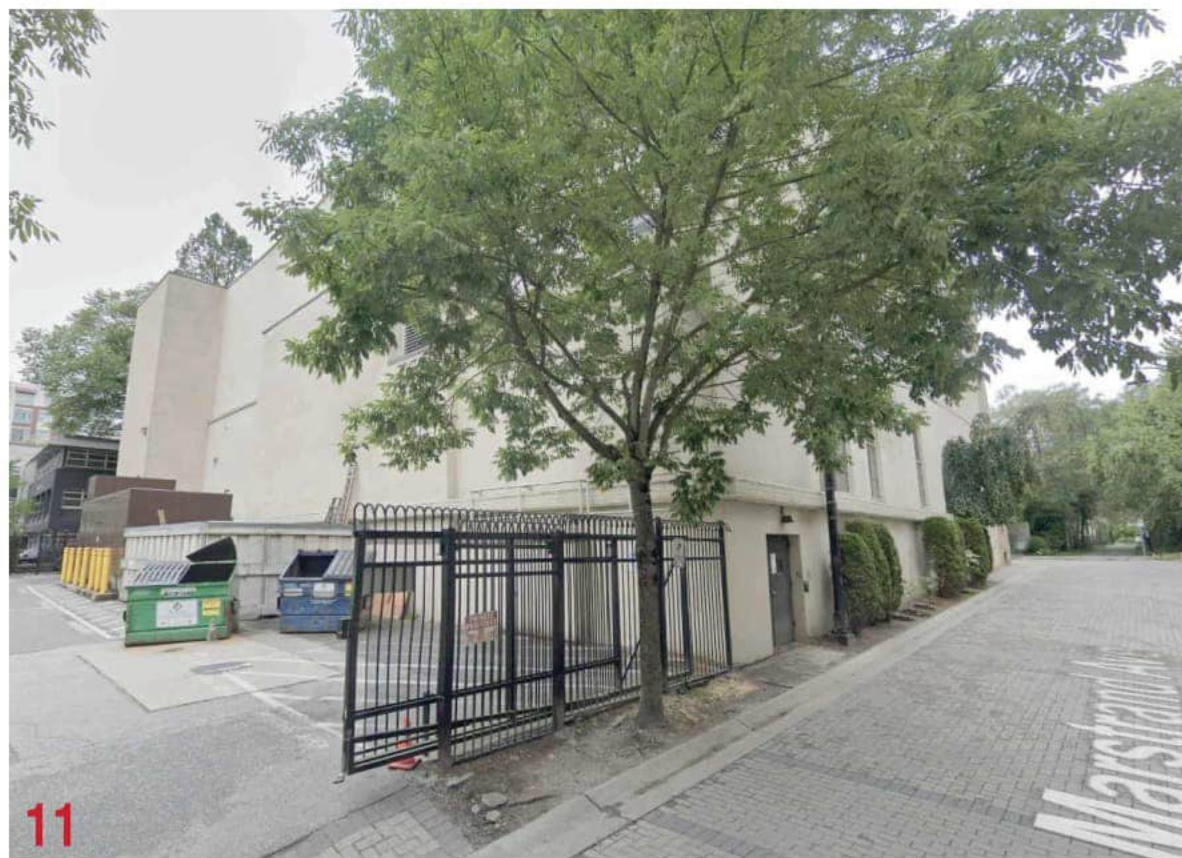


KEY PLAN	
	PROPOSED SITE
	CONTEXT BUILDINGS
	GREENWAYS
	ARBUTUS STATION
	200 m
	400 m
	800 m

2212 WEST 10TH AVENUE
VANCOUVER, BC

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SEPTEMBER, 2024

SITE ANALYSIS



2212 WEST 10TH AVENUE
VANCOUVER, BC

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SEPTEMBER, 2024



POLICY & GUIDELINES

POLICY & GUIDELINES

BROADWAY PLAN

2212 West 10th is located in the Broadway / Arbutus South - Area D sub area of the Broadway Plan. The Broadway Plan is a comprehensive framework designed to guide the development and revitalization of the Broadway Corridor, a key area in Vancouver. The plan focuses on transforming this area into a vibrant, mixed-use, and sustainable urban neighborhood. Here are the main components of the Broadway Plan:

- **Development and Density:** The plan envisions increased density along the Broadway Corridor, especially around key transit stations. This involves higher residential and commercial buildings to accommodate a growing population and support local businesses.
- **Public Transportation:** A major component of the plan is the enhancement of public transit. The Broadway Plan supports the expansion of the SkyTrain system, particularly the extension of the Millennium Line, to improve connectivity and reduce congestion.
- **Affordable Housing:** Addressing the need for affordable housing is a priority. The plan includes strategies to integrate affordable housing options within new developments to ensure diverse and inclusive communities.
- **Public Spaces and Amenities:** The plan emphasizes the creation of public spaces, parks, and recreational facilities to enhance the quality of life for residents. It also aims to improve pedestrian and cycling infrastructure.
- **Economic Growth:** By fostering a mix of residential, commercial, and cultural spaces, the plan aims to stimulate local economic growth and support a thriving neighbourhood.
- **Sustainability:** Sustainable development practices are central to the plan, including energy-efficient buildings, green infrastructure, and initiatives to reduce the carbon footprint.
- **Overall,** the Broadway Plan seeks to create a dynamic, accessible, and sustainable urban environment that meets the needs of Vancouver's growing population while preserving the character of the city.

6.1 - CHARACTER AREAS

The Broadway Plan provides long-term guidance on topics such as: land use, urban design, housing, jobs and economy, transportation, parks and public spaces, cultural infrastructure, social planning, heritage features, sustainability, and community facilities. Given the complexity and reach of this policy, its intent is to provide a framework to guide future developments within each policy area. The Broadway Plan has broken False Creek Flats, Mount Pleasant, Fairview, and Kitsilano into four distinct Character Areas. These areas include:

- Centres
- Industrial/Employment Areas
- Existing Low Density Areas
- Existing Apartment Areas
- Villages

6.1 - PLANNING DIRECTION, CENTRES

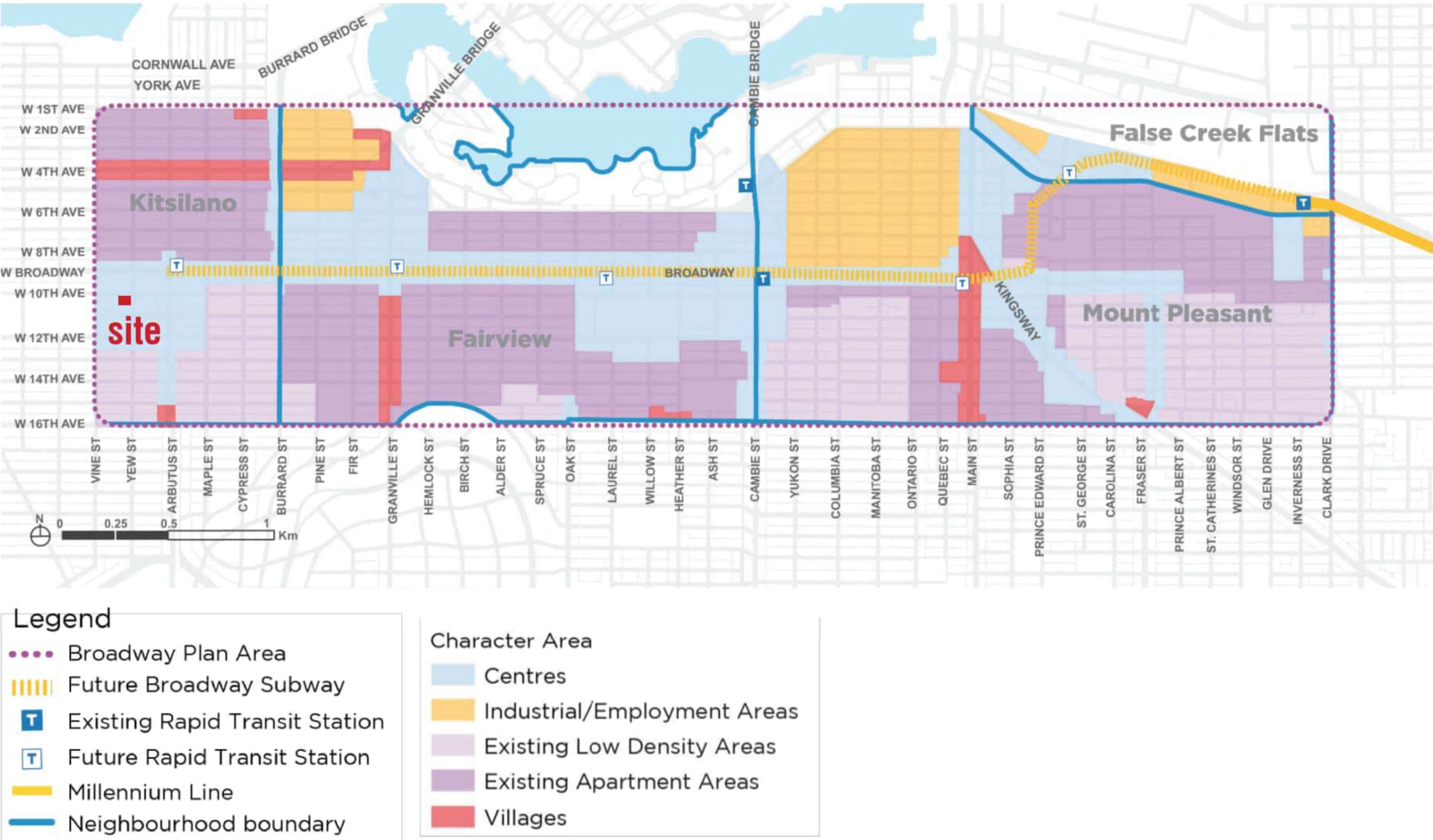
At 10th and Yew the project is located in a 'centre' which is described as newer mixed use and commercial area.

Relevant plan directions from the policy are;

**Strategically locate new housing opportunities, particularly secured rental and social housing, through increased heights and densities*

**Integrate the Broadway Subway stations into the surrounding neighbourhood with active commercial uses, wider sidewalks and public realm improvements, and intensify opportunities for new housing and job space in the station areas.*

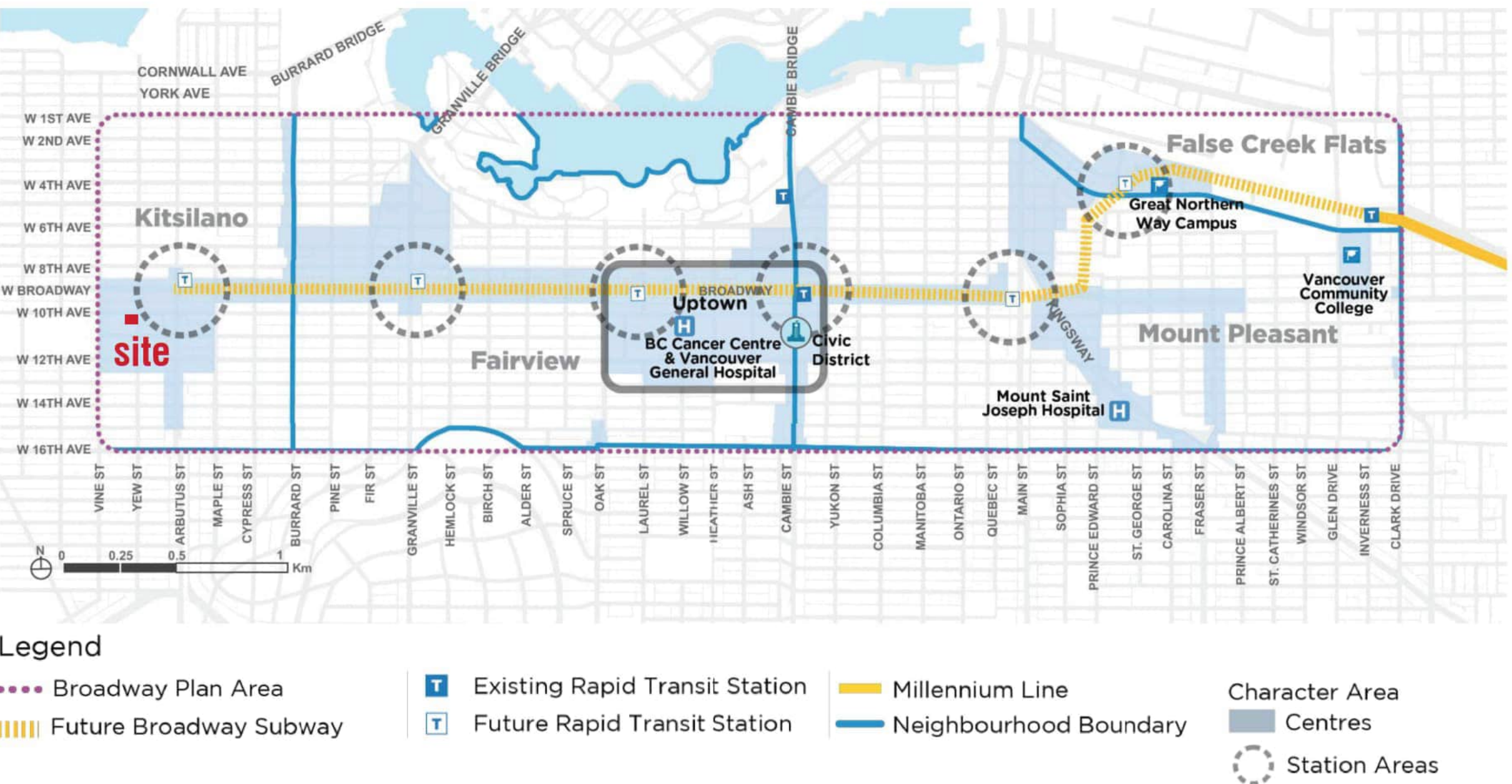
The location and program of this project seeks to build on these aspirations as it will provide 100% rental and it is located close to the new Broadway Subway station at Arbutus.



Centres

The centres are generally the newer mixed-use and commercial areas where the majority of housing and job space has been built in the past 40 years. They also include the larger institutional campuses. Highly accessible and with a varied character, these higher-density places will integrate with the Broadway Subway and provide additional opportunities for housing, job space, shops and services, and amenities to meet both local community and city-wide needs.

Figure 6.2 - Centres



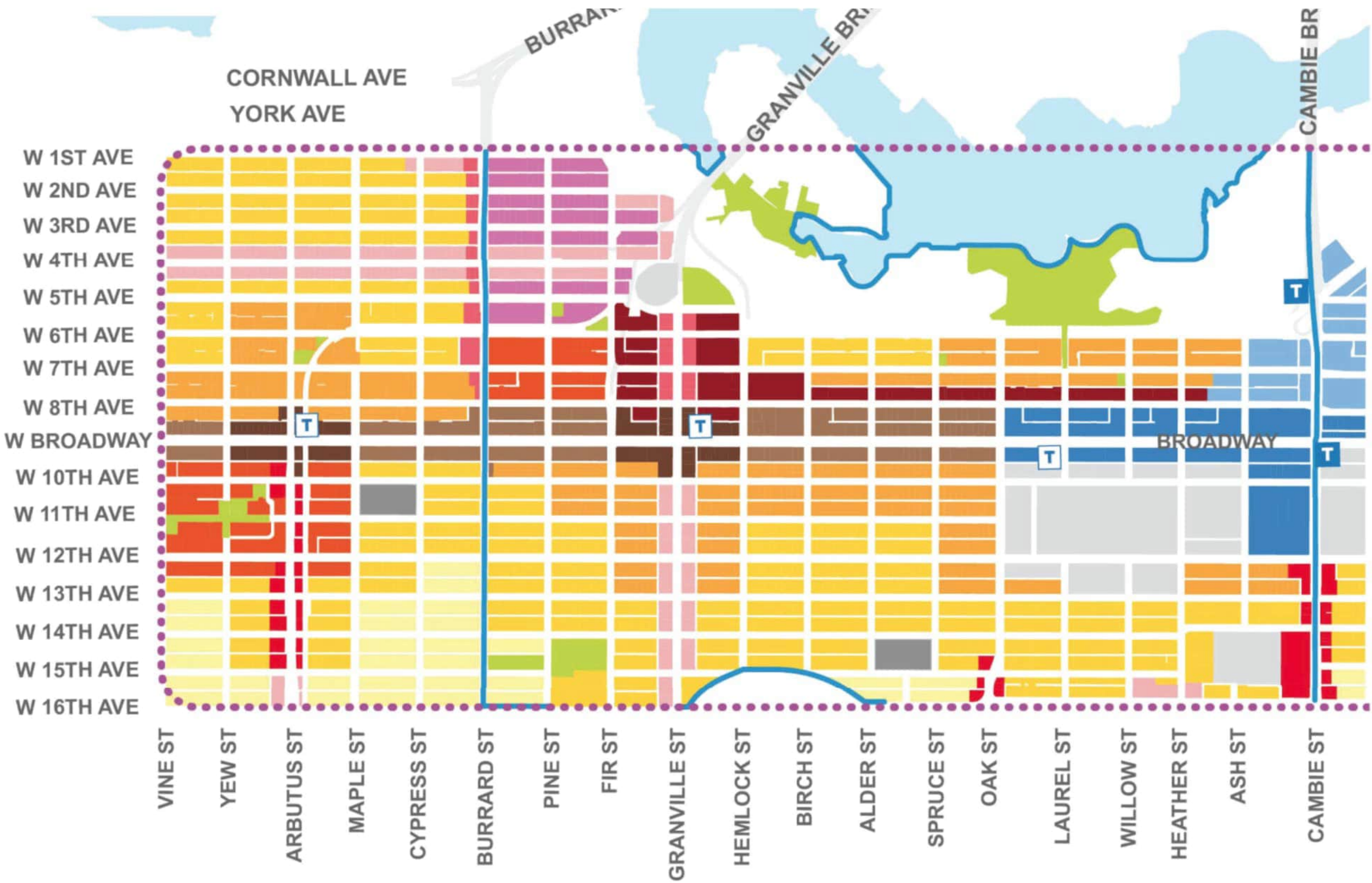
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REZONING APPLICATION

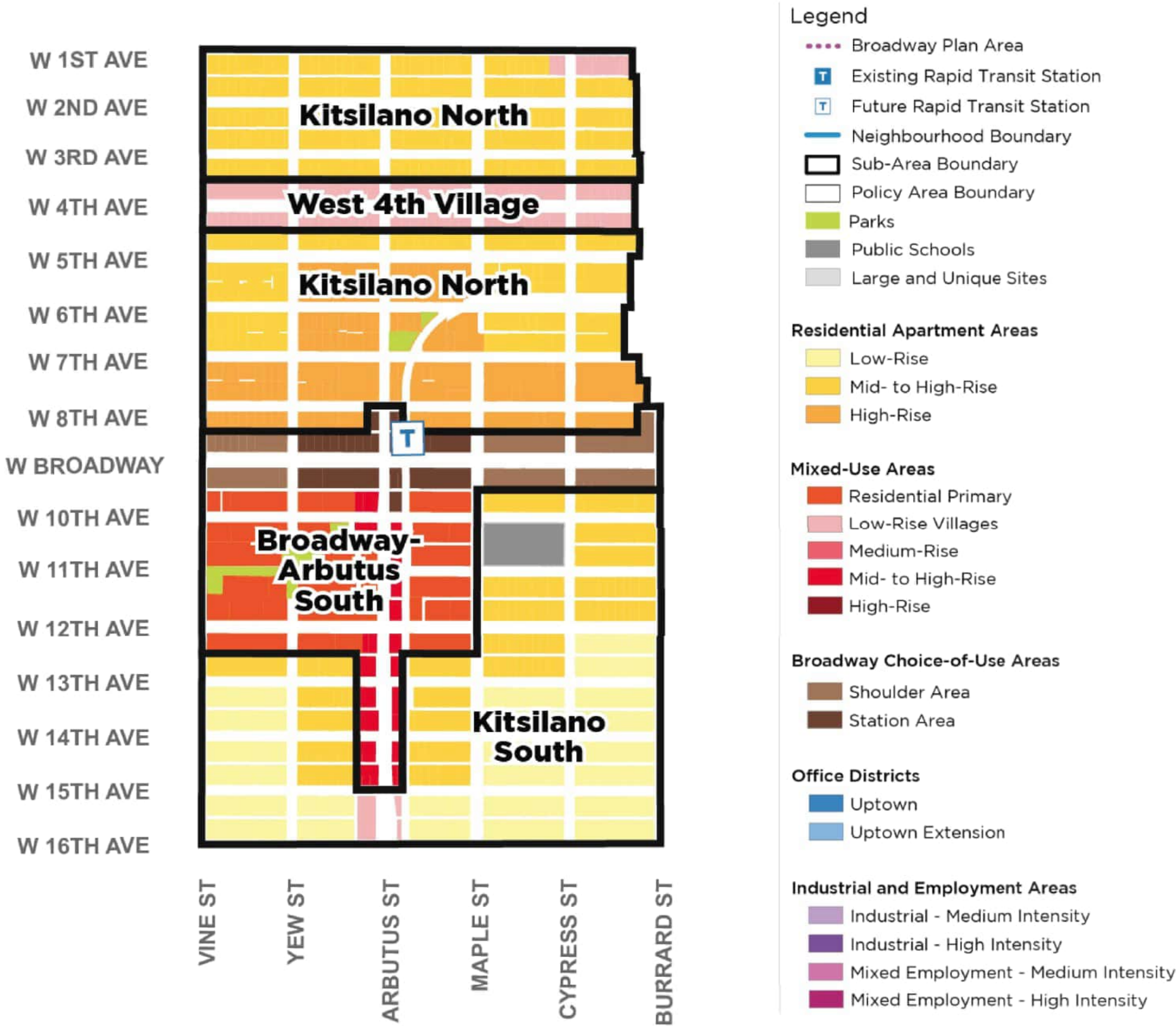
SEPTEMBER, 2024

POLICY & GUIDELINES

7.1-OVERALL LAND USE CONCEPT PLAN



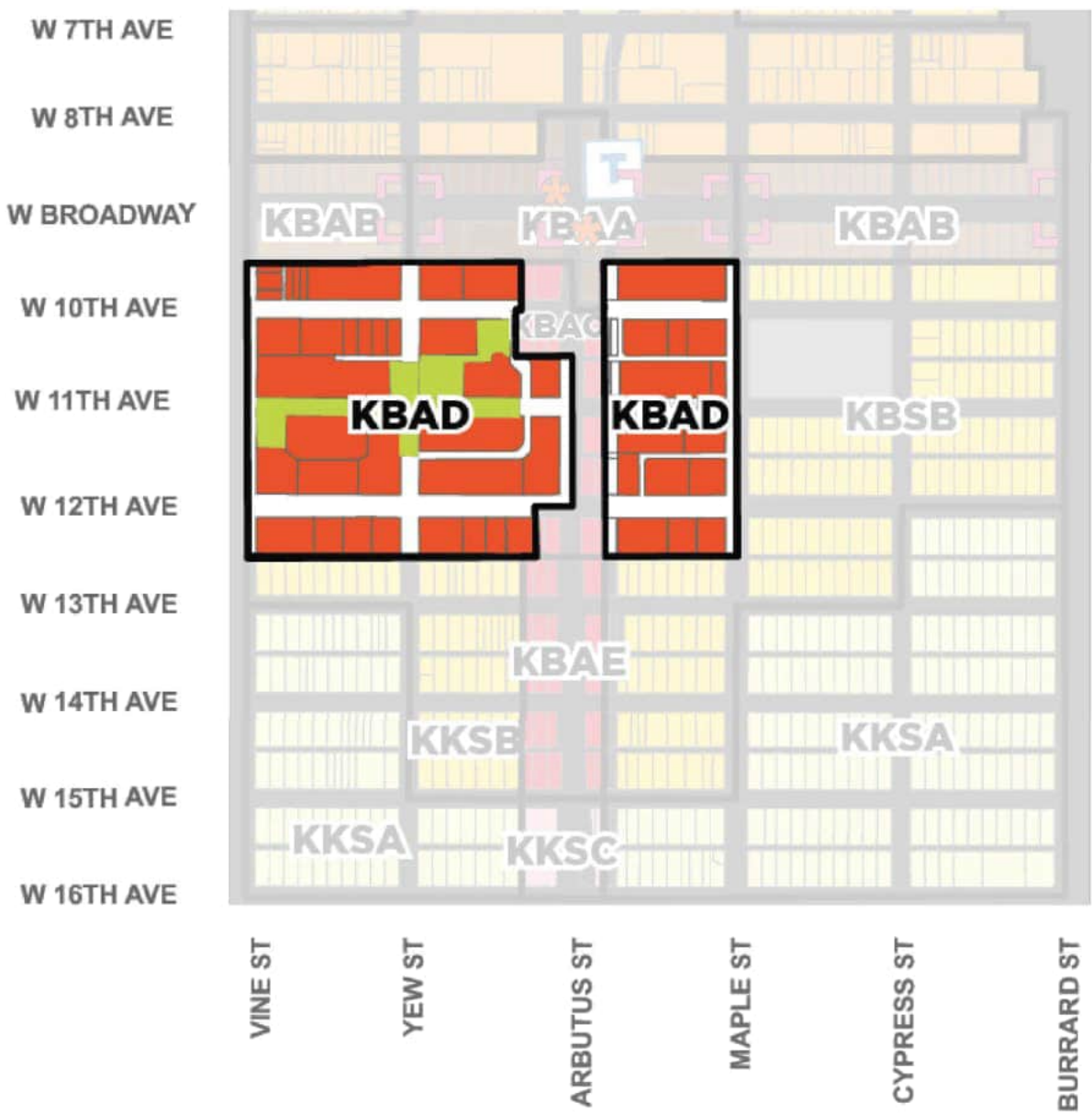
8.1-KITSILANO NEIGHBOURHOOD LAND USE



BROADWAY/ARBUTUS SOUTH

The overall intent is to strengthen Broadway/Arbutus South neighbourhood as a vibrant, walkable mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities and local-serving retail/service uses.

8.8-BROADWAY/ARBUTUS SOUTH-AREA D



Intent
Introduce new affordable housing opportunities on limited sites and maintain job space in this primarily residential area.



8.8.1-KBAD POLICY SUMMARY TABLE

Policy Area	Broadway/Arbutus South - Area D (C-7 Zone Sites)		KBAD
Uses	Retail/service, office, residential		
Option/Tenure	Secured rental and below-market rental housing		Strata ownership housing
Max Height	20 storeys		
Max Density	6.5 FSR		
Min frontage**	36.6 m (120 ft.)		
Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.		A minimum of 20% of residential floor area is required to be delivered as turnkey social housing units to the City.

Additional Policies

- 8.8.2 For sites with existing job space, a minimum of 0.25 FSR of retail/service or office uses is required.
- 8.8.3 Support the renewal and expansion of independent schools with additional height and density. For the Fraser Academy School site (2294 West 10th Avenue), additional height and density generally up to 12 storeys and 8.0 FSR can be considered for institutional uses.
- 8.8.4 There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.

The proposed architecture of 2212 West 10th Avenue meets aspirations and requirements of the Broadway/Arbutus South Sub Area D (KBAD) by providing a high rise multi family residential building. It has 221 rental units and as per policy 20% of these units are below market.

A podium and tower building the podium is 4 storeys - in compliance with the Broadway Plan and the overall building height is 25 storeys as per the maximum deviation above the current maximum of 20 storeys. This is noted in the proposed Broadway plan amendments.

The total FSR is 6.65 which is in line with what is allowed for the site and previous city guidance - 6.5 for Residential and 0.15 for the above grade portion of the new TELUS Central Office.

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REZONING APPLICATION

SEPTEMBER, 2024