

File No.: 2026-036

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:

Record of the follow-up email and attachment outlining proposed plans, as referenced in the e-mail from the specified Ledcor employee to David Autiero (City of Vancouver) dated August 22, 2024, at 11:48 AM (reference: "At the meeting, we will briefly explain the projects in question, emphasizing our proposed phasing and highlighting some issues. We will send you that package in advance of the meeting"). Date range: August 2, 2024 to December 20, 2024.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l), s.21(1) 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 (2026-036); 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)

:pm

From: "Phan, Thien" <Thien.Phan@vancouver.ca>
To: "Lam, Matthew" <matthew.lam@vancouver.ca>
"Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>
"Imani, Kaveh" <Kaveh.Imani@vancouver.ca>
"Autiero, David" <david.autiero@vancouver.ca>
"Cha, David" <David.Cha@vancouver.ca>
"Cheng, Maria" <Maria.Cheng@vancouver.ca>
"Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>
"Patterson, Aemelia" <Aemelia.Patterson@vancouver.ca>
"Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>
"Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
"Lee, Tracy" <Tracy.Lee@vancouver.ca>
Date: 11/14/2024 3:47:34 PM
Subject: FW: Central Office DP Process
Attachments: A224606_Telus building DRAFT.pdf

Hi everyone,

Please see below for our IN PERSON meeting on Monday (except Rosemarie and Kaveh). The email is from the Telus applicant –

Again, they are asking if they can submit a DP/BP for their new public utility (critical infrastructure) building and keep their existing public utility operational. Once the new facility is constructed, demolish the old structure, and build housing.

Note that the DP/BP will run concurrently with a rezoning application. However, their DP/BP must conform with the UNDERLYING zoning, not the NEW zoning.

So sequencing is important.

We also believe there will be servicing/utility/potential parking issues.

Applicant will present their project and we will then discuss.

See you then.

Thien

From: Lorne Wolinsky
Sent: Thursday, November 14, 2024 11:42 AM
To: Phan, Thien
Cc: Sophie Perndl ; Chi Chi Cai ; Ian Asselstine
Subject: Central Office DP Process

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[Report Suspicious](#)

Hi Thien,

Thank you again for coordinating our meeting this coming Monday regarding the processing and approval mechanics for the Telus Central Offices.

I wanted to check if you would like us to prepare an agenda for the meeting that we can send out tomorrow. Alternatively, if you have something specific in mind, please let me know. I want to make sure I don't overstep anyone's preferences.

We are actively working on Development Permits (DPs) for the Regent and Trinity Central Offices (COs), and I have asked our Development Managers to compile questions that can be addressed during our meeting.

To provide you with insight into our focus, we are seeking guidance on how to prepare our DP applications for the COs. As you know, this process can be complicated due to several factors, including:

- Active rezoning applications in progress for these sites.
- Our intent to obtain a Development Permit for constructing the COs, independent of the overall rezoning approval.
- The new COs will obtain occupancy while the existing COs remain onsite until they can be decommissioned—often around six months after the new COs reach shell occupancy.
- The COs will require separate municipal servicing and will have an independent hydro service.

Here are some specific questions we hope to address in the meeting:

****DP Drawings****

1. How would you like the drawings to be prepared? I have attached the initial drafts of our DP drawings. We have instructed the architect to display the new CO while ghosting in the future apartment building. We also believe a "DP line" should be indicated on the drawings to clarify the area for which we are seeking a DP. This will help the City understand our specific request and connect it with our Building Permit application and occupancy. This delineation is crucial for aspects like onsite paving and landscaping, especially if we need to provide security based on a landscape estimate for the DP area.

2. Should we include plans, sections, and elevations for each of the following conditions?

- New Telus building plus existing building
- New Telus building with existing building demolished
- New Telus building plus new rental building

****Application Form****

What should we indicate on the application form as the purpose of the application?

- Construct a new principal building
- Relocate building(s) on the same site
- Demolish a building—conventional
- Add to an existing building
- Or all of the above?

Additionally, on the application form, should we specify existing utility use, proposed utility use, or indicate another building type, such as commercial or industrial?

****Reports/Studies****

Can you confirm whether all current reports (e.g., Geotech, arborist) should be amended to reference only the Telus building and not the rental tower? Is this acceptable? How do you envision this being handled?

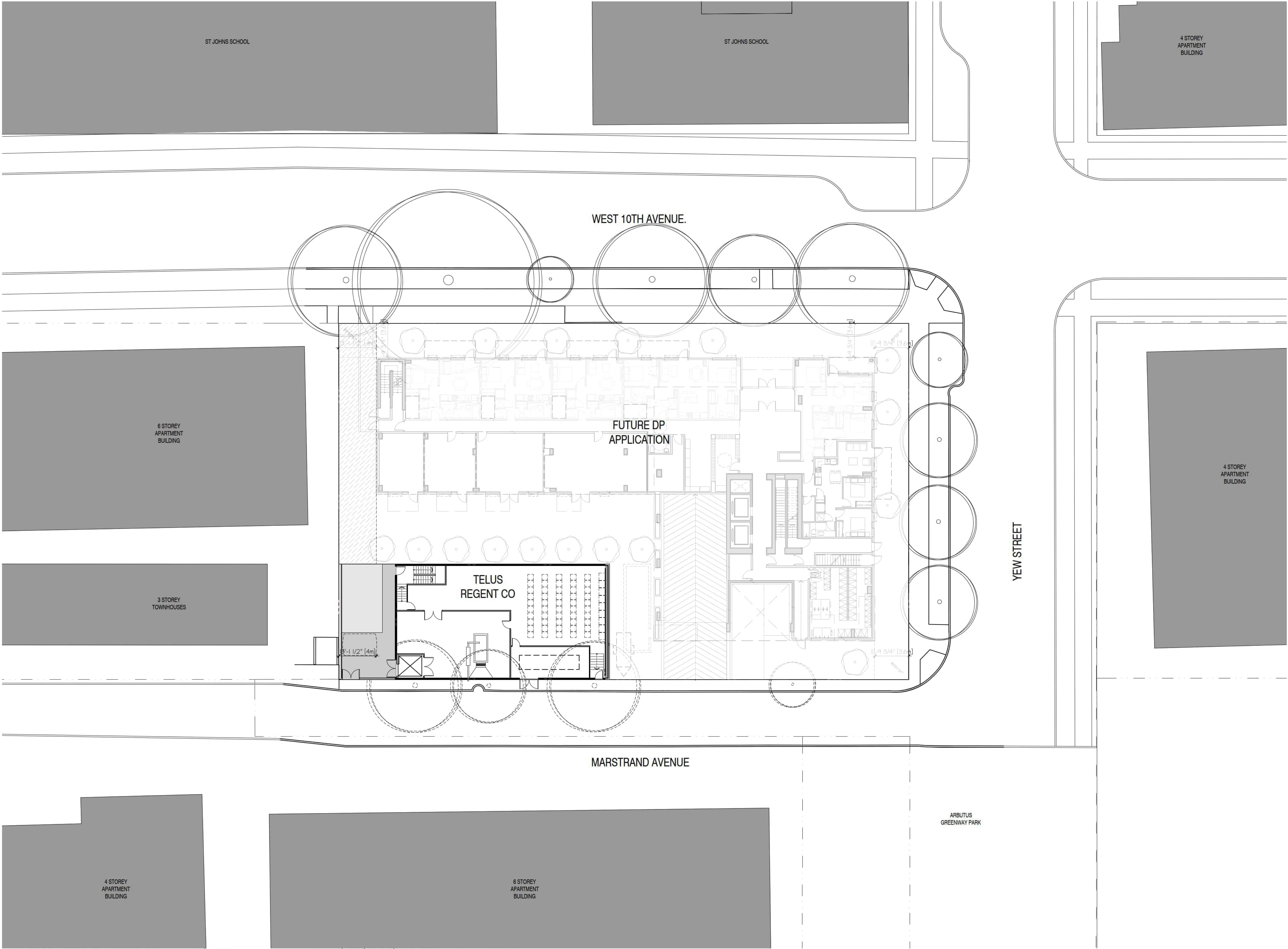
Thanks again for your continued efforts working on this complex file. We look forward to meeting with you next week.

Regards,
Lorne

Lorne Wolinsky

Vice President, Development
Ledcor Property Investments Ltd., Properties
1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.



PLOT STAMP: 2024-Nov-12 @10:04am - P:\A224606 - Ledcor - Regent\CAD\1-SD\A224606_sp.dwg - A1.02

CLIENT
LEDOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SITE PLAN

A1.XX

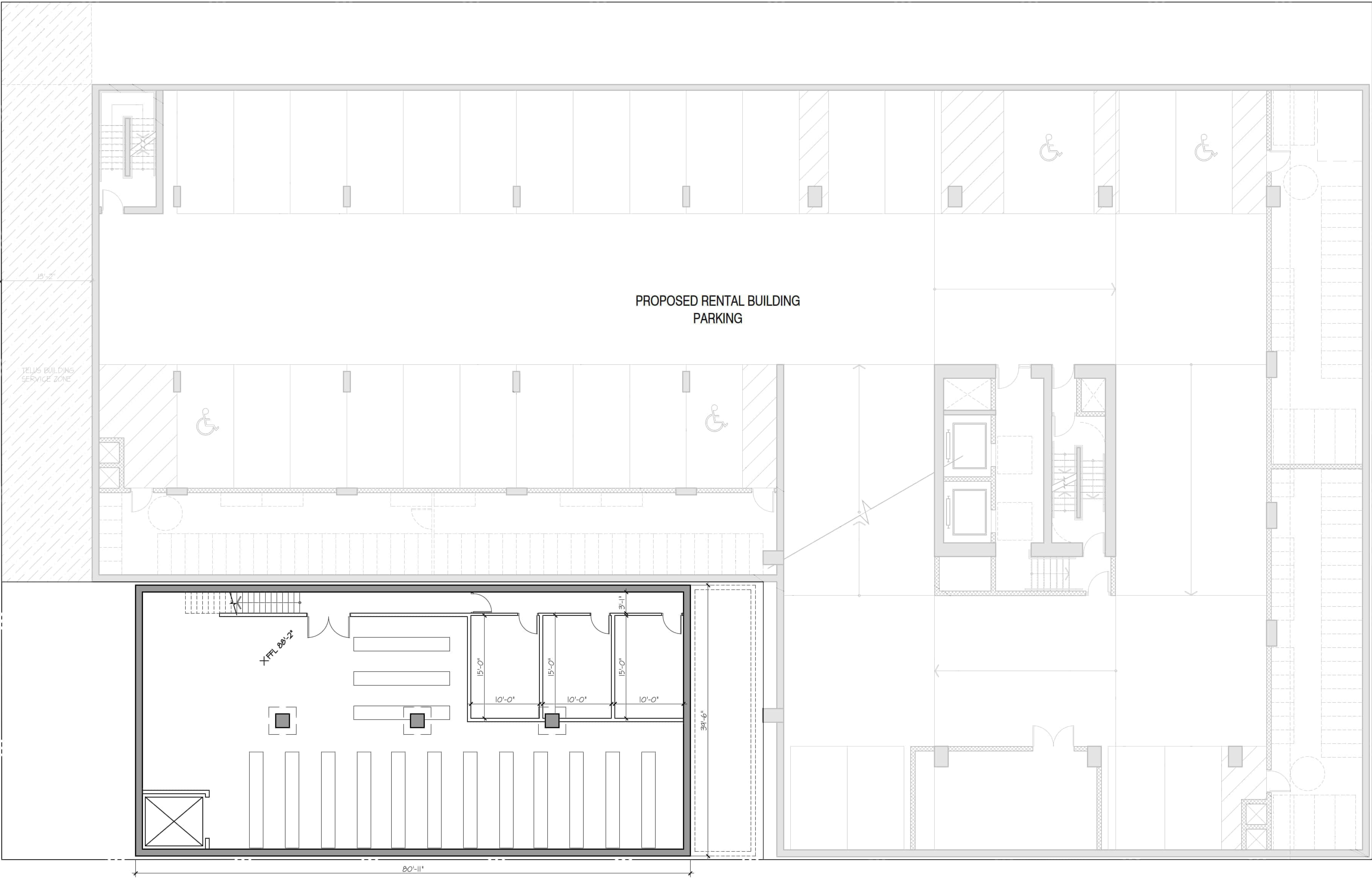
WEST 10TH AVENUE.

CLIENT

LEDOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION



YEW STREET

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL P2

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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 1/8"=1'-0"
DATE NOV 2024

MARSTRAND AVENUE

A2.xx

NO.	DATE	ISSUE
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NO.	DATE	REVISION
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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL P1

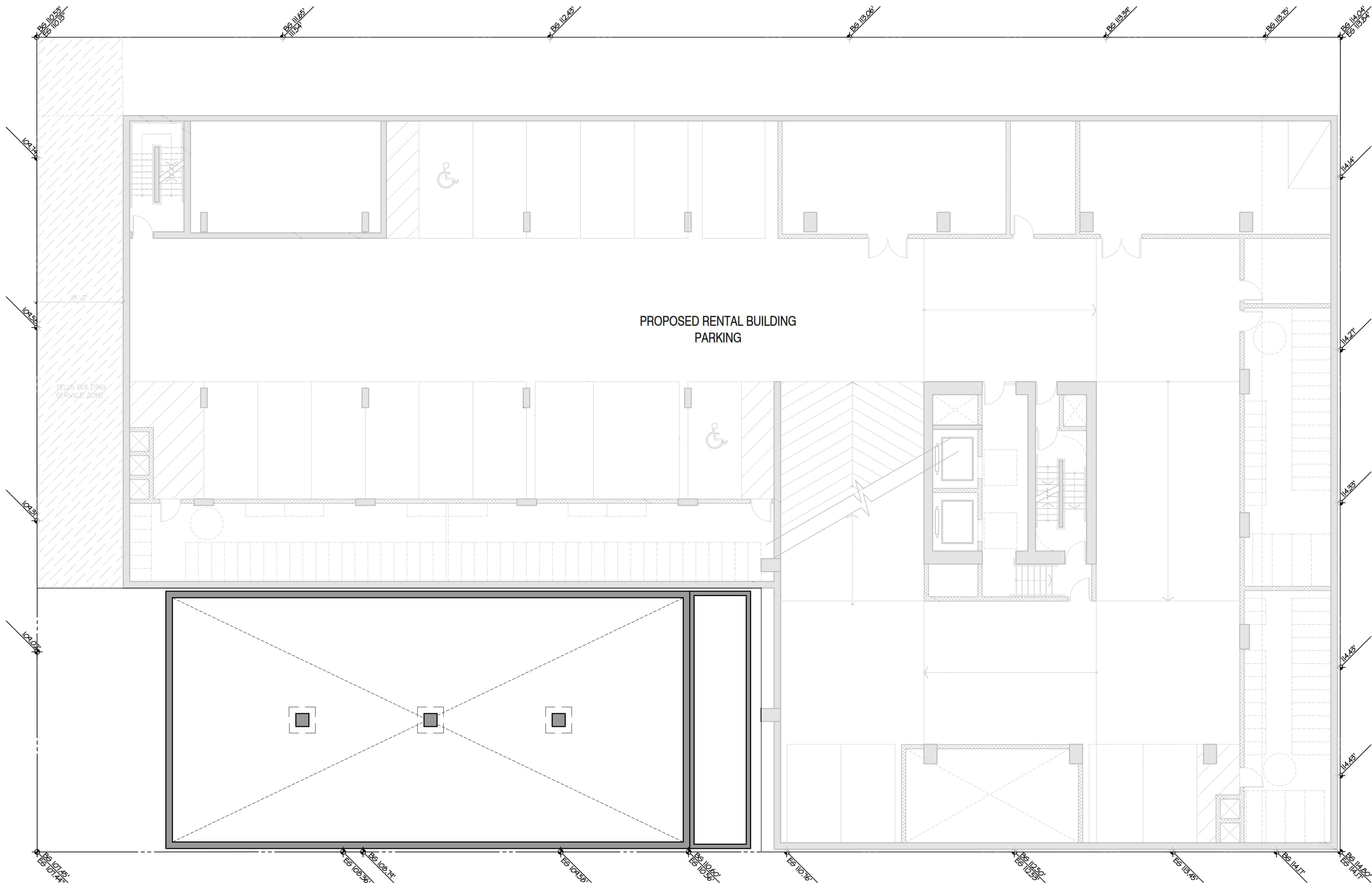
This drawing, as an instrument of service, is the property of **dys** architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall 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.

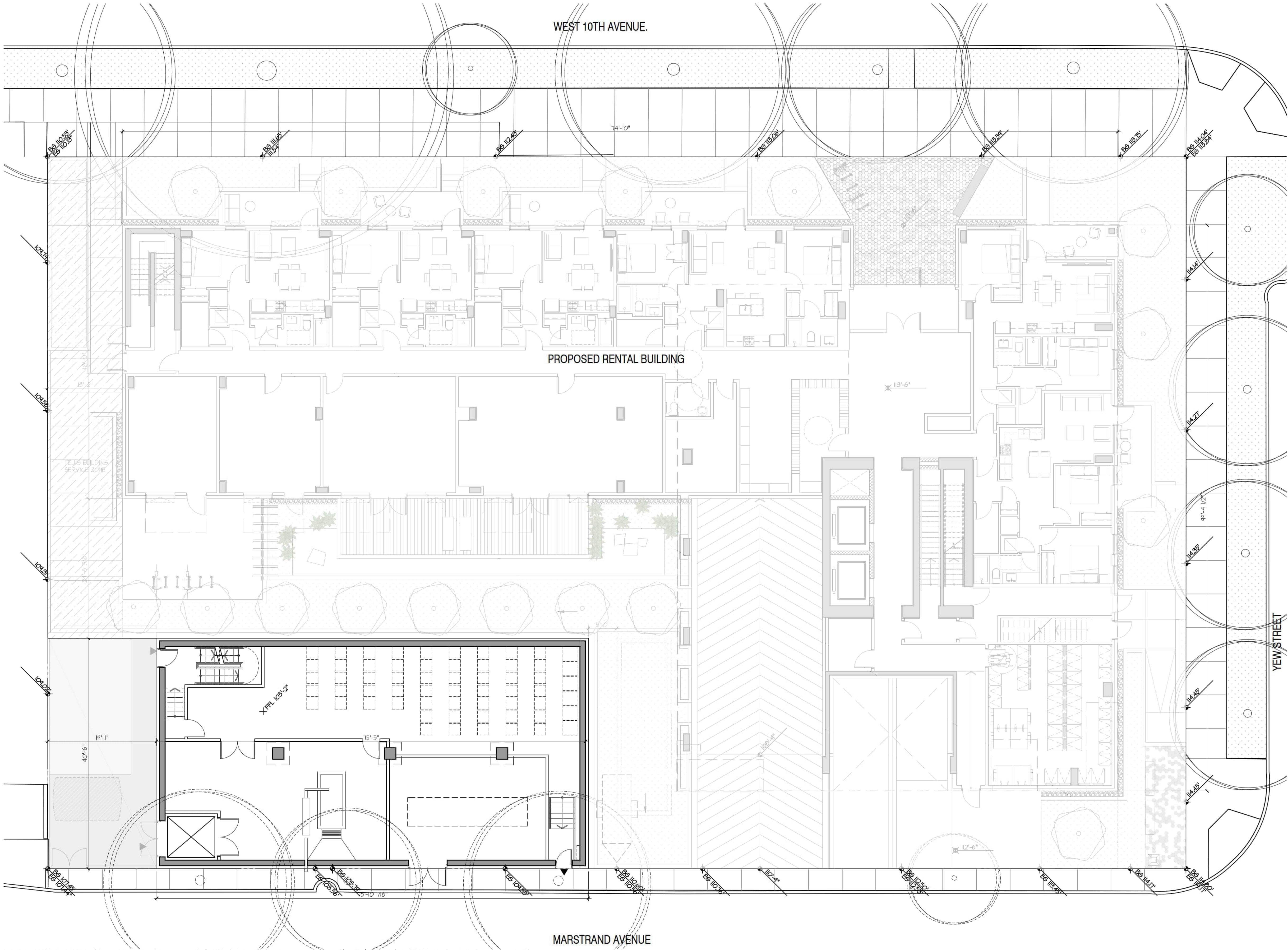
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted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

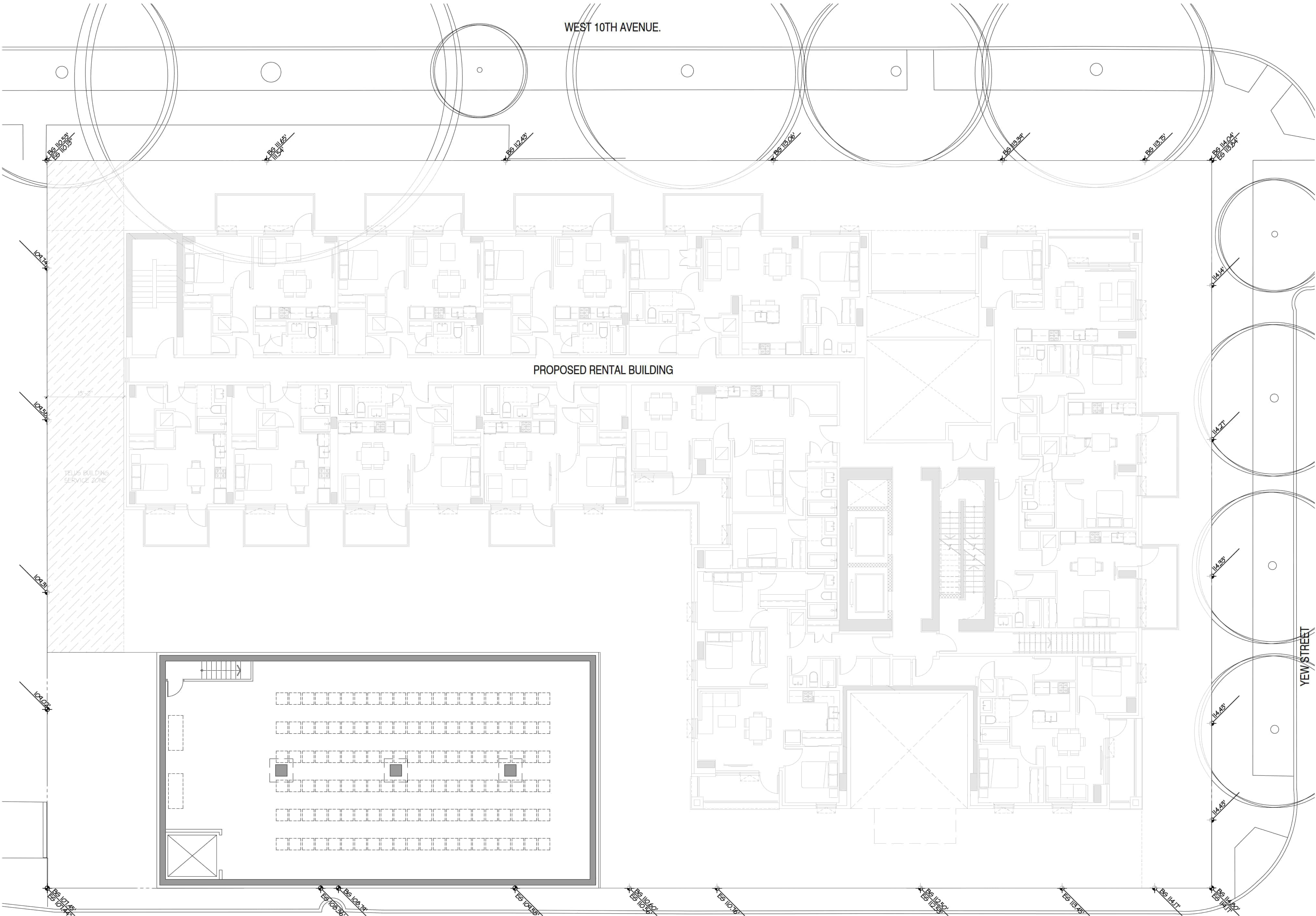
PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/8"=1'-0"
DATE NOV 2024

A2.xx







CLIENT
LEDOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 2

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PROJECTA224606
DRAWN LM CHECKED CS

SCALE 1/8" = 1'-0"
DATE NOV. 2024

A2.XX

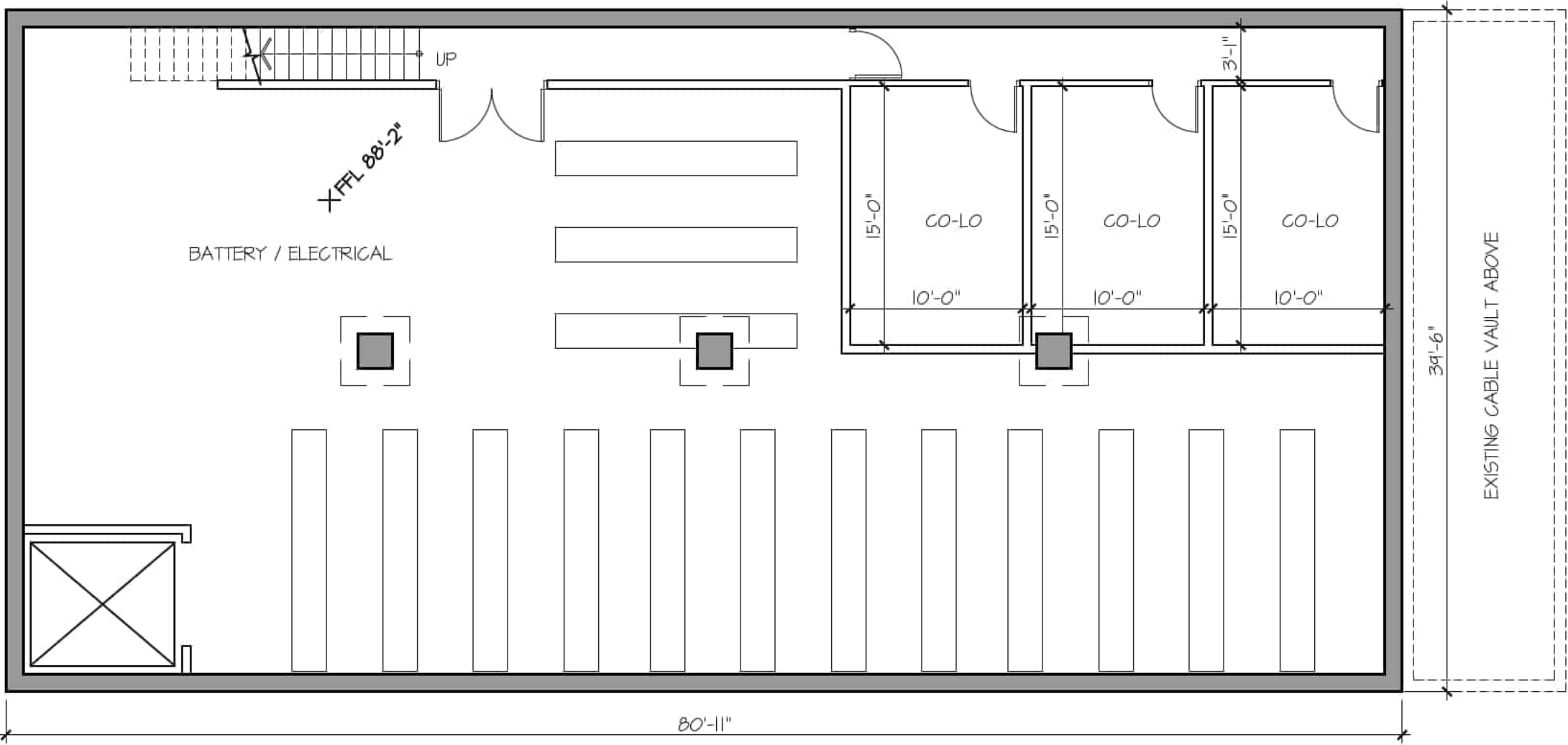
CLIENT

LEDCOR / TELUS LIVING

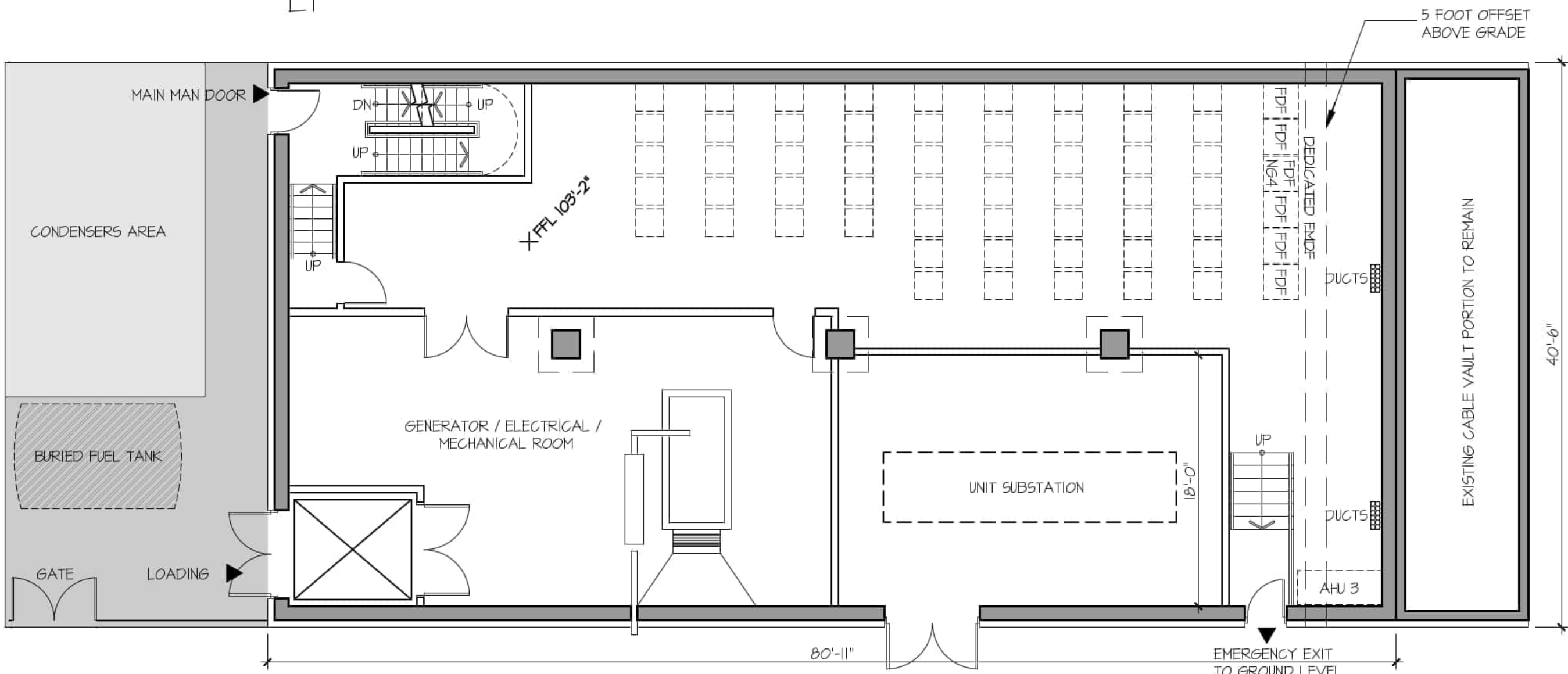
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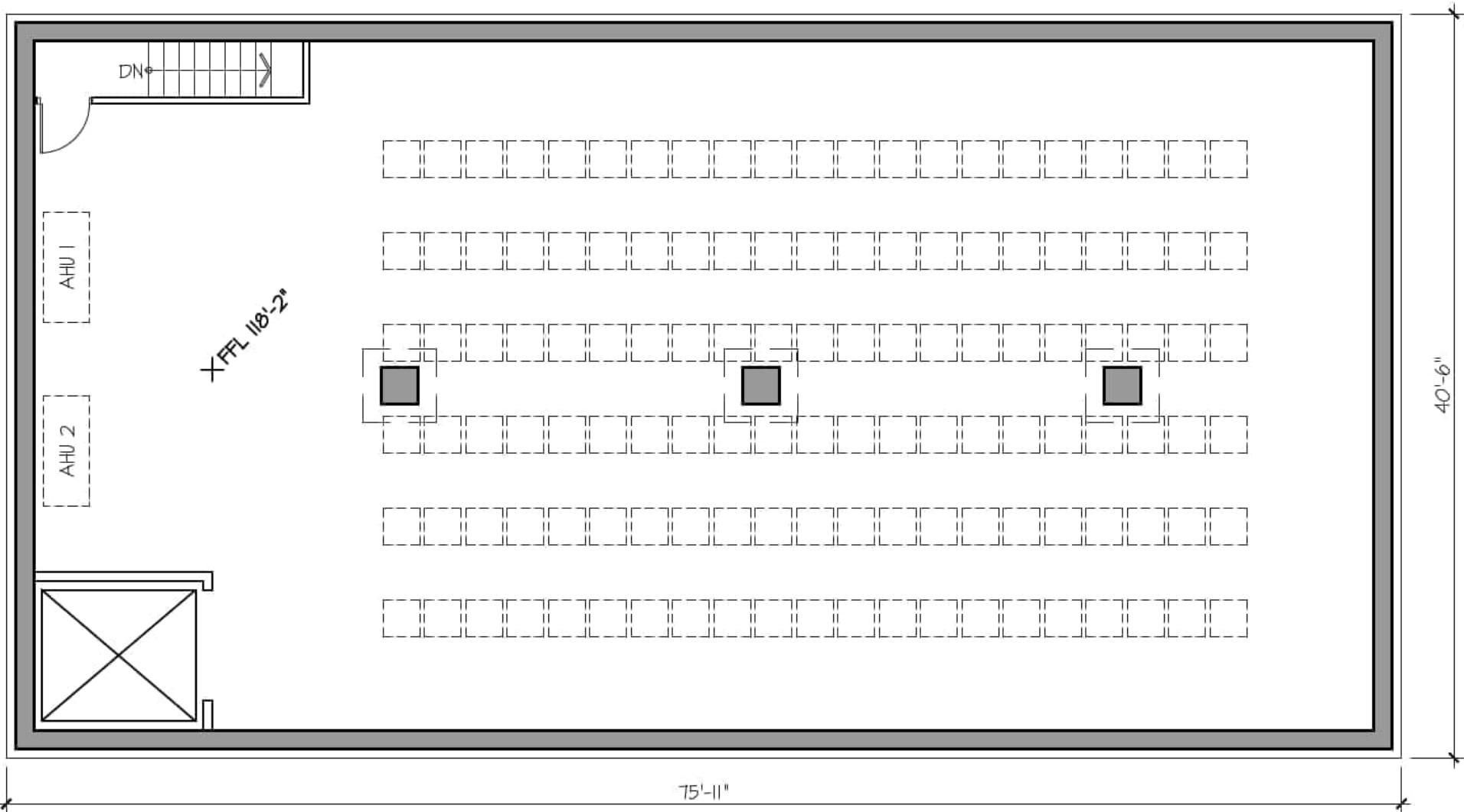
BASEMENT



L1



L2



PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

TELUS BUILDING

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PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/8"=1'-0"

DATE City of Vancouver - FOI 2026-036 - Page 9 of 36

A2.xx

From: "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
To: "Autiero, David" <david.autiero@vancouver.ca>
"Phan, Thien" <Thien.Phan@vancouver.ca>
CC: "Lam, Matthew" <matthew.lam@vancouver.ca>
"Sophie Perndl" <sophie@poonigroup.com>
jhui@pontemgrp.com
"Lee, Tracy" <Tracy.Lee@vancouver.ca>
"So, Mandy" <mandy.so@vancouver.ca>
"Au, Michelle" <Michelle.Au@vancouver.ca>
"Elise Spearing" <Elise.Spearing@ledcor.com>
Date: 8/22/2024 11:48:38 AM
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Hi David

s.22(1)

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

Tuesday, Sept 3

Thursday, Sept 5

Friday, Sept 6

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

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

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

Thanks,

Lorne

Lorne Wolinsky

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

From: Autiero, David

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

To: Lorne Wolinsky ; Phan, Thien

Cc: Lam, Matthew ; Sophie Perndl ; jhui@pontemgrp.com; Lee, Tracy ; So, Mandy ; Au,

Michelle ; Elise Spearing

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

CAUTION: This email was sent from outside of Ledcor's network. Please be careful while clicking links, opening attachments, or replying to this email.

Hi Lorne,

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

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

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

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

Thanks,

David

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

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

To: Phan, Thien <Thien.Phan@vancouver.ca>; Autiero, David <david.autiero@vancouver.ca>

Cc: Lam, Matthew <matthew.lam@vancouver.ca>; Sophie Perndl

<sophie@poonigroup.com>; jhui@pontemgrp.com; Lee, Tracy <Tracy.Lee@vancouver.ca>;

So, Mandy <mandy.so@vancouver.ca>; Au, Michelle <Michelle.Au@vancouver.ca>; Elise

Spearing <Elise.Spearing@ledcor.com>

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

Thank you Thien!

David, what is the best way to approach this, given that we have several sites with varying conditions at different stages in the municipal process? Permitting and the complexities of obtaining approvals for a new Central Office and a Residential Tower on the same lot (in most cases) is still quite muddy for us at this time. We are concerned about some of the site planning and phasing assumptions we are making and require guidance from the City to progress our plans. We do not want to design ourselves into a corner where permitting, and the regulatory environment do not align with how we assume these developments will unfold. At a high level, we need to first "unlock" the site by building a new central office (CO) on the property. Sometimes this is a renovation (shrinking) of the existing CO, other times, it is actually building a new CO outside the footprint of the current CO. Once complete (in either

scenario), the remaining CO (old CO) would be demolished and we could then proceed with "conventional construction." ^{s.21(1)}

s.21(1)

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

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

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

Thank you,

Lorne

Lorne Wolinsky

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

From: Phan, Thien <Thien.Phan@vancouver.ca>

Sent: Wednesday, August 21, 2024 11:05 AM

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

Cc: Lam, Matthew <matthew.lam@vancouver.ca>; Autiero, David <david.autiero@vancouver.ca>; Sophie Perndl <sophie@poonigroup.com>; jhui@pontemgrp.com; Lee, Tracy <Tracy.Lee@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>; Au, Michelle <Michelle.Au@vancouver.ca>

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

CAUTION: This email was sent from outside of Ledcor's network. Please be careful while clicking links, opening attachments, or replying to this email.

Hi Lorne,

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

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

Regards,
Thien

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

Sent: Monday, August 19, 2024 5:37 PM

To: Lam, Matthew <matthew.lam@vancouver.ca>; Jack Hui <jhui@pontemgrp.com>; Lee, Tracy <Tracy.Lee@vancouver.ca>

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

Importance: High

Hello Matthew,

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

s.21(1)

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

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

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

2008 West 41st Avenue

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

6486 Chester Street

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

2212 W 10th Avenue

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

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

380 E 10th Avenue

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

Lorne Wolinsky

Vice President, Development
 Ledcor Property Investments Ltd., Properties
 1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
 p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

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

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Hi Jack,

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

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

Best, Matthew

From: Jack Hui <jhui@pontemgrp.com>

Sent: Monday, August 19, 2024 12:46 PM

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

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

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

Importance: High

Hi Matthew and Tracy,

I hope this email finds you well.

s.21(1)

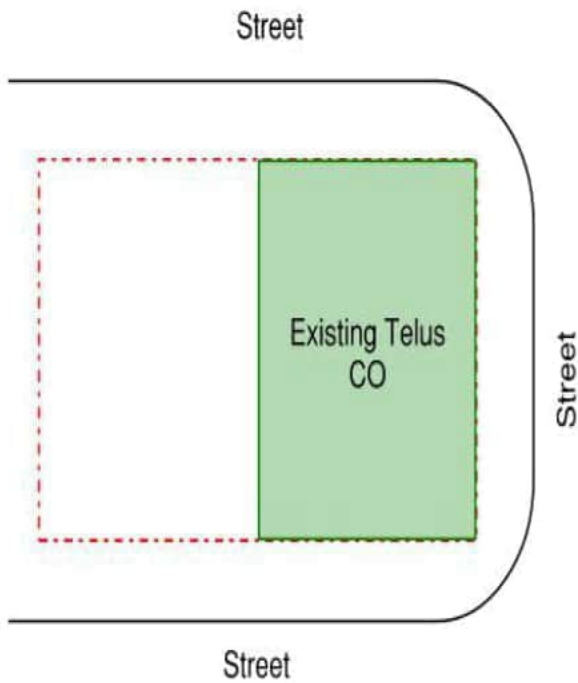


We would like to request a meeting to discuss this phasing strategy with the City. Our goal is to better understand any potential concerns or requirements the City may have regarding this arrangement. We believe this discussion will be crucial for aligning our plans with the City's expectations and ensuring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

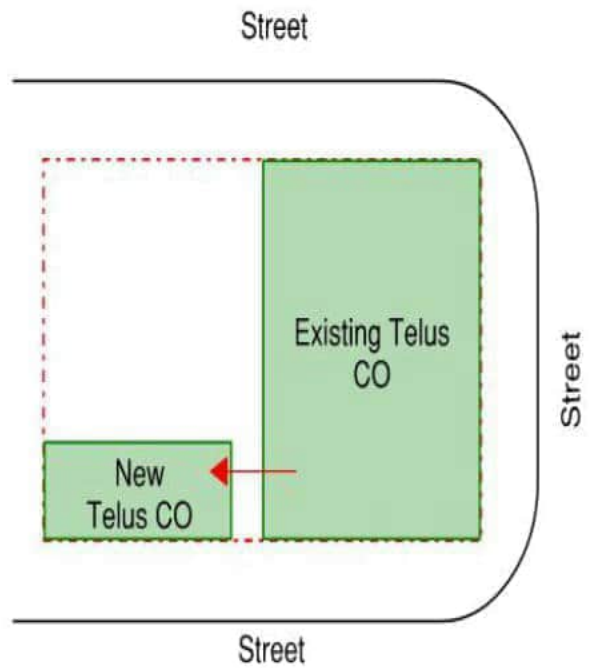
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

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

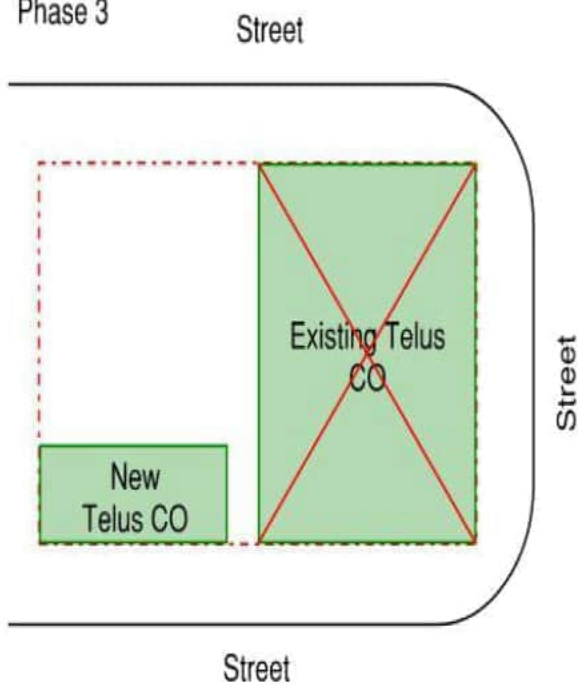
Phase 0



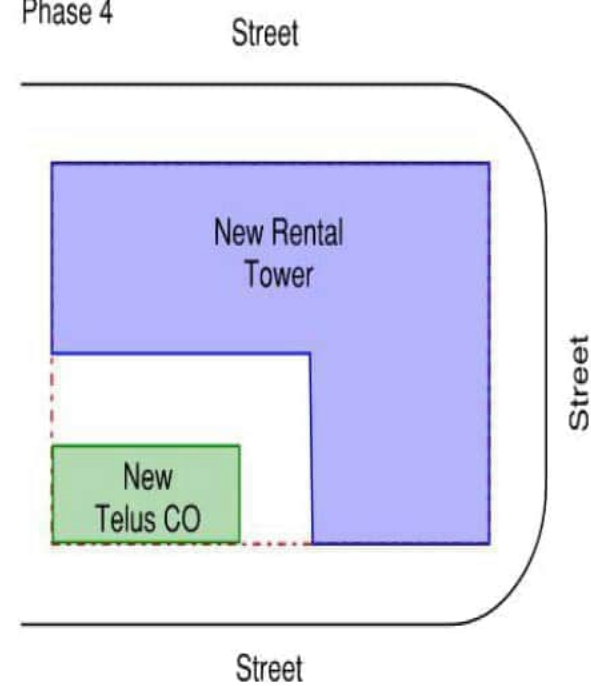
Phase 1



Phase 3



Phase 4



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

Best regards,

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

Pontem Group

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

604-202-7718 | jhui@pontemgrp.com | pontemgrp.com [protect2.fireeye.com]

Permit to Practice #1000529

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

From: "Autiero, David" <david.autiero@vancouver.ca>
To: "Phan, Thien" <Thien.Phan@vancouver.ca>
Date: 8/22/2024 10:42:00 AM
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

I may want to include him, just so he knows what is going on with the sites. Probably not much for him to say at the start.

David

From: Phan, Thien
Sent: Thursday, August 22, 2024 10:34 AM
To: Autiero, David
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

We have one Planner, Daniel Feeney. Do you want to include him in the meetings?

From: Autiero, David <david.autiero@vancouver.ca>
Sent: Thursday, August 22, 2024 10:33 AM
To: Phan, Thien <Thien.Phan@vancouver.ca>
Subject: FW: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi Thien,

Did we have a planner on these ones yet, or were they too high level at this time?

David

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

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Report Suspicious

Thank you Thien!

David, what is the best way to approach this, given that we have several sites with varying

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

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

s.21(1)

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

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

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

Thank you,
Lorne

Lorne Wolinsky

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

From: Phan, Thien <Thien.Phan@vancouver.ca>

Sent: Wednesday, August 21, 2024 11:05 AM

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

Cc: Lam, Matthew <matthew.lam@vancouver.ca>; Autiero, David <david.autiero@vancouver.ca>;

Sophie Perndl <sophie@poonigroup.com>; jhui@pontemgrp.com; Lee, Tracy

<Tracy.Lee@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>; Au, Michelle

<Michelle.Au@vancouver.ca>

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

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Hi Lorne,

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

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

Regards,
Thien

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

Sent: Monday, August 19, 2024 5:37 PM

To: Lam, Matthew <matthew.lam@vancouver.ca>; Jack Hui <jhui@pontemgrp.com>; Lee, Tracy <Tracy.Lee@vancouver.ca>

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

Importance: High

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

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

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6486 Chester Street

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Lorne Wolinsky

Vice President, Development
 Ledcor Property Investments Ltd., Properties
 1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
 p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

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

CAUTION: This email was sent from outside of Leducor's network. Please be careful while clicking links, opening attachments, or replying to this email.

Hi Jack,

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

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

Best, Matthew

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

Hi Matthew and Tracy,

I hope this email finds you well.

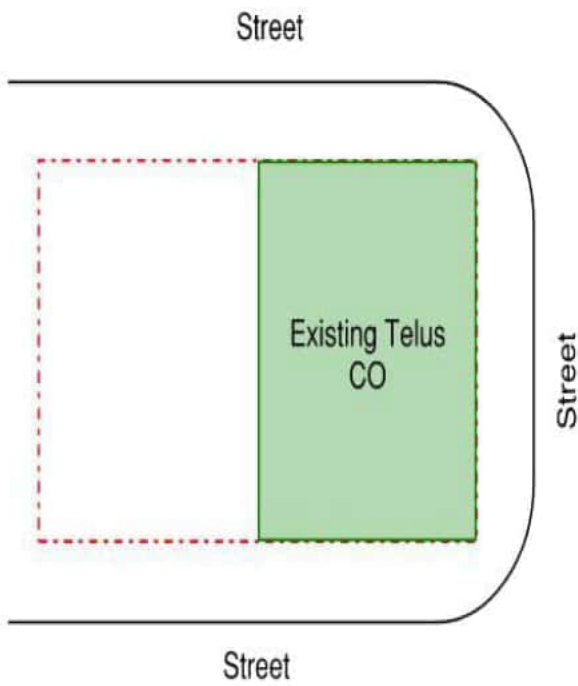
s.21(1)

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

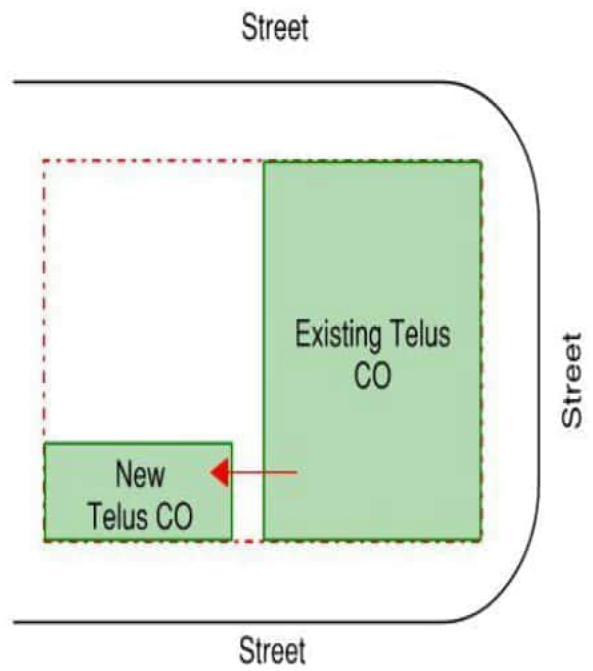
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

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

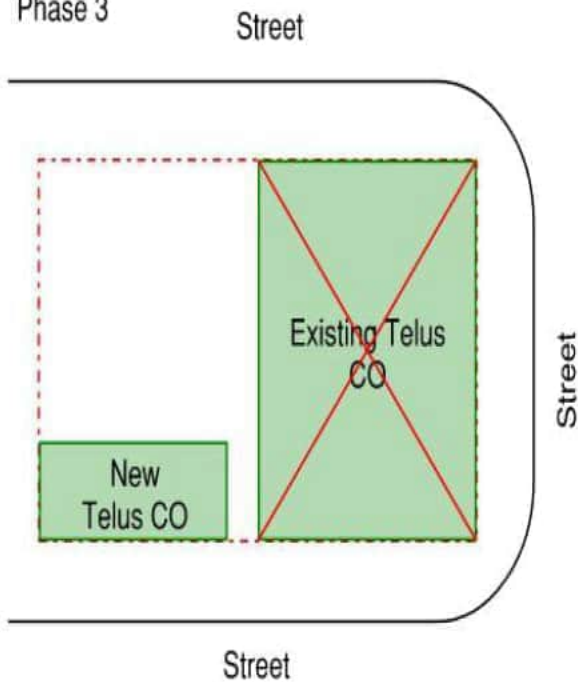
Phase 0



Phase 1



Phase 3



Phase 4



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

Best regards,

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

Pontem Group

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

604-202-7718 | jhui@pontemgrp.com | pontemgrp.com [protect2.fireeye.com]

Permit to Practice #1000529

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

From: "Lee, Darren" <Darren.Lee@vancouver.ca>
To: "Lao, Dominic" <Dominic.Lao@vancouver.ca>
"Autiero, David" <david.autiero@vancouver.ca>
"Yeung, Stephanie" <Stephanie.Yeung@vancouver.ca>
"Walker, Dan" <dan.walker@vancouver.ca>
"Charleston, Brian" <Brian.Charleston@vancouver.ca>
Date: 8/22/2024 1:24:36 PM
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

That was my second thought which came to mind after I hit send.

Brian, perhaps you and I can work together to attend a meeting that David in DBL is looking to setup regarding the below?

Darren Lee (he/him)
Senior Project Manager | Section Head – Development
Development & Major Projects | Engineering Services
Office: 604.871.6907 | Mobile: s.15(1)(l)

From: Lao, Dominic
Sent: Thursday, August 22, 2024 1:22 PM
To: Lee, Darren ; Autiero, David ; Yeung, Stephanie ; Walker, Dan ; Charleston, Brian
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hey Darren – sure, can do. It sounds like most of the proposed Telus work is going to be contained on-site but it will be useful to loop Brian from UMB into the discussion as he's most familiar with Telus infrastructure related to Engineering.

Thanks,
Dominic

Dominic Lao, P.Eng.
dominic.lao@vancouver.ca

From: Lee, Darren <Darren.Lee@vancouver.ca>
Sent: Thursday, August 22, 2024 12:58 PM
To: Autiero, David <david.autiero@vancouver.ca>; Yeung, Stephanie <Stephanie.Yeung@vancouver.ca>; Walker, Dan <dan.walker@vancouver.ca>
Cc: Lao, Dominic <Dominic.Lao@vancouver.ca>
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hey Dominic, does this sound like something the two of us could tag-team? You're more versed in the construction side of things and I can try to field the development side?

Darren Lee (he/him)

Senior Project Manager | Section Head – Development
Development & Major Projects | Engineering Services
Office: 604.871.6907 | Mobile: s.15(1)(l)

From: Autiero, David <david.autiero@vancouver.ca>
Sent: Thursday, August 22, 2024 10:39 AM
To: Lee, Darren <Darren.Lee@vancouver.ca>; Yeung, Stephanie <Stephanie.Yeung@vancouver.ca>; Walker, Dan <dan.walker@vancouver.ca>
Subject: FW: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi Darren, Stephanie, and Dan,

We have this enquiry that came in from Leducor regarding the upgrading of the Telus infrastructure at several different sites. I would like to set up a meeting with their team and a staff team to review their proposals (at a high level) to see what type of process that these would need to go through. They look to be relocating the Telus infrastructure and then constructing a new building beside. In some cases, there will be a tower being constructed and will need to go through a RZ. I would like to have someone from Engineering in attendance for the meetings.

Is there someone that I could invite to the initial meeting from Engineering? (I'm asking them to prepare simple plans of each site before the meeting).

Thanks,

David

From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Sent: Wednesday, August 21, 2024 3:33 PM
To: Phan, Thien <Thien.Phan@vancouver.ca>; Autiero, David <david.autiero@vancouver.ca>
Cc: Lam, Matthew <matthew.lam@vancouver.ca>; Sophie Perndl <sophie@poonigroup.com>; jhui@pontemgrp.com; Lee, Tracy <Tracy.Lee@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>; Au, Michelle <Michelle.Au@vancouver.ca>; Elise Spearing <Elise.Spearing@ledcor.com>
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Thank you Thien!

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Lorne

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

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

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To: Lam, Matthew <matthew.lam@vancouver.ca>; Jack Hui <jhui@pontemgrp.com>; Lee, Tracy <Tracy.Lee@vancouver.ca>
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Vice President, Development
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p 778-753-8345 | c 604-379-3922
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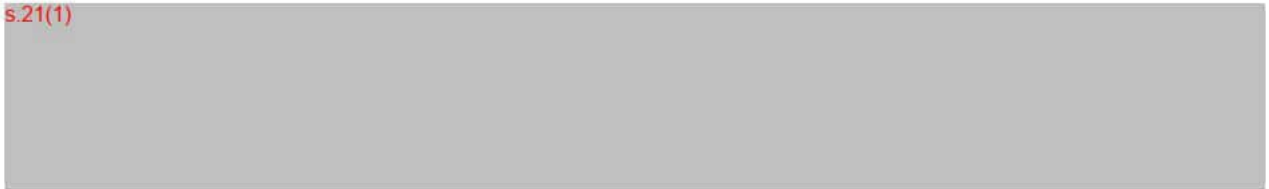
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Importance: High

Hi Matthew and Tracy,

I hope this email finds you well.

s.21(1)

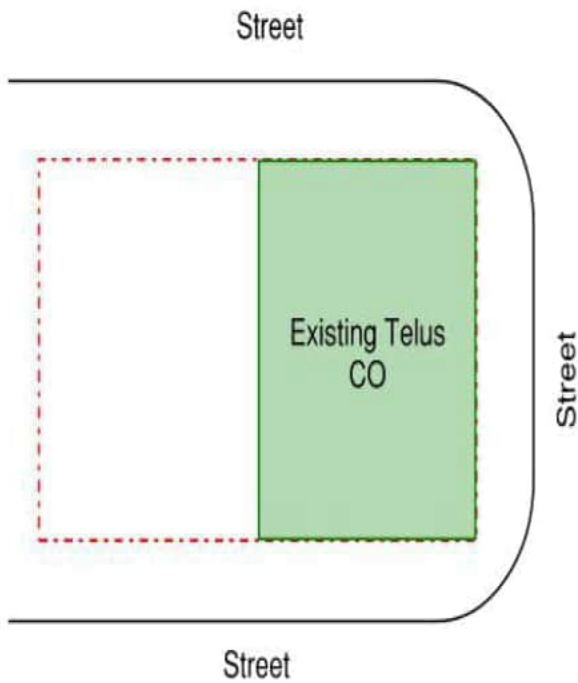


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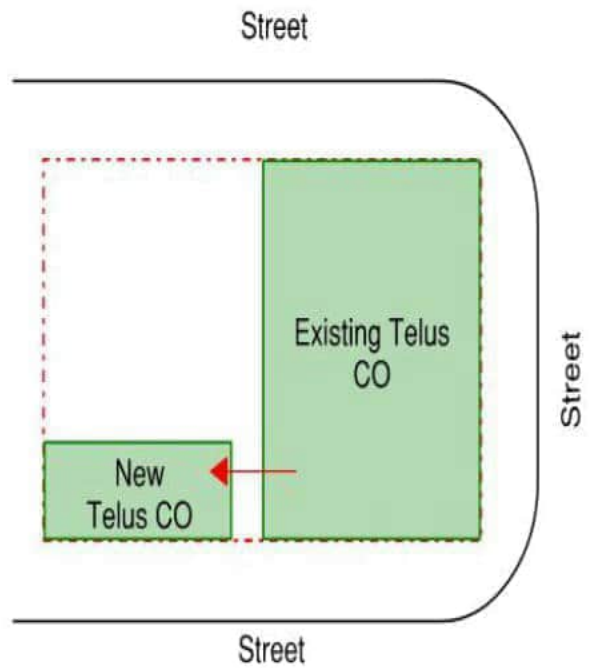
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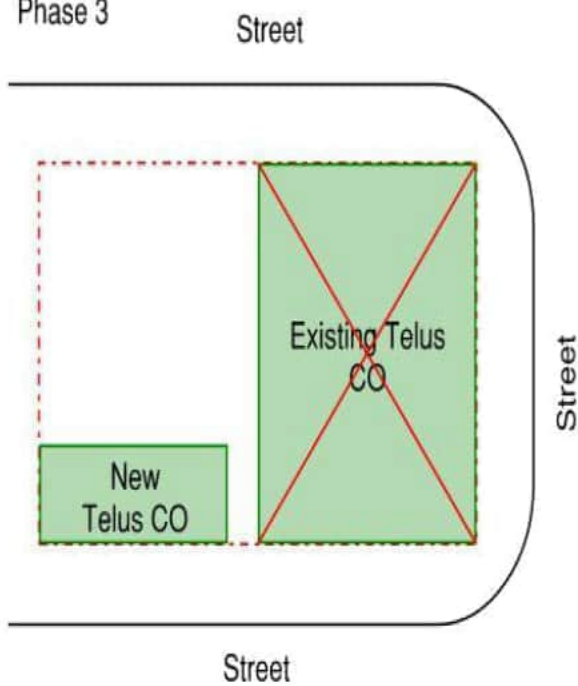
Phase 0



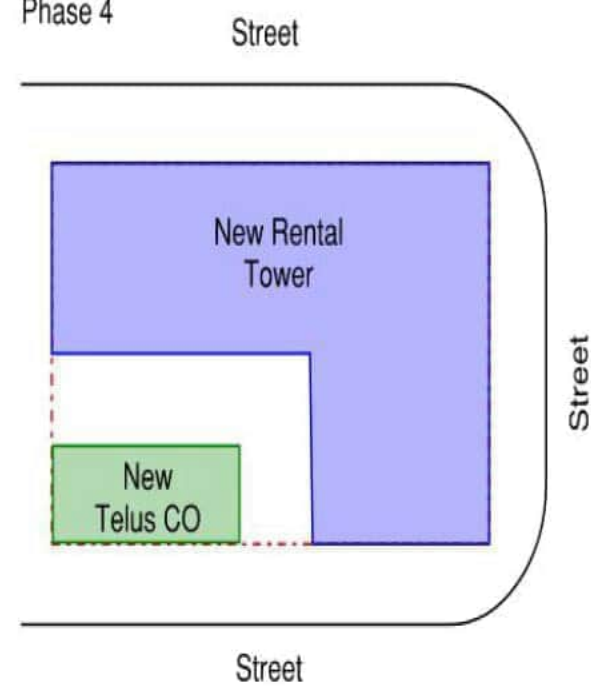
Phase 1



Phase 3



Phase 4



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

Best regards,

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

Pontem Group

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

604-202-7718 | jhui@pontemgrp.com | pontemgrp.com [protect2.fireeye.com]

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From: "Dinh, Ryan" <Ryan.Dinh@vancouver.ca>
To: "Park, Ji-Taek" <Ji-Taek.Park@vancouver.ca>
"Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
"Autiero, David" <david.autiero@vancouver.ca>
CC: "Linehan, Marie" <marie.linehan@vancouver.ca>
"Cheng, Paul" <paul.cheng@vancouver.ca>
"Surat, Havan" <Havan.Surat@vancouver.ca>
"Tavanpour, Mahdi" <Mahdi.Tavanpour@vancouver.ca>
Date: 9/3/2024 1:58:19 PM
Subject: RE: Telus OC

As discussed with Ji-Taek, Havan will be development planner for the first two projects (2008 West 41st Avenue and 6486 Chester Street), and Mahdi is for the last two (2212 W 10th Avenue and 380 E 10th Avenue).

Ryan

From: Park, Ji-Taek
Sent: Tuesday, September 3, 2024 1:24 PM
To: Castillo Urena, Miguel ; Autiero, David
Cc: Dinh, Ryan ; Linehan, Marie ; Cheng, Paul ; Surat, Havan
Subject: RE: Telus OC

HP group (Havan has been assigned) has been involved in the 6486 Chester Street, and its LOR. Not sure of the others though.

Thank you,

Ji-Taek Park (he/him/his)
BArch., MArch. | Development Planner
Planning, Urban Design & Sustainability | City of Vancouver
ji-taek.park@vancouver.ca



I am humbly thankful that I live and work on the unceded traditional territory of the xʷməθkʷəy̓əm ([Musqueam](#)), Sḵwxwú7mesh ([Squamish](#)), and səliłwətał ([Tsleil-Waututh](#)) Nations, and has been stewarded by them since time immemorial.

From: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Sent: Tuesday, September 3, 2024 1:16 PM
To: Autiero, David <david.autiero@vancouver.ca>
Cc: Dinh, Ryan <Ryan.Dinh@vancouver.ca>; Linehan, Marie <marie.linehan@vancouver.ca>; Cheng,

Paul <paul.cheng@vancouver.ca>; Park, Ji-Taek <Ji-Taek.Park@vancouver.ca>
Subject: RE: Telus OC

Thanks David,

I'm copying Ryan, Marie and Ji-Taek as these would need to be redistributed to other groups.

Miguel

From: Autiero, David <david.autiero@vancouver.ca>
Sent: Tuesday, September 3, 2024 11:51 AM
To: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Subject: RE: Telus OC

Hi Miguel,

All the sites contain the proper land use however, I don't know if the buildings will fit in the parameters of the district schedules.

You'll note that most (if not all talk about a RZ application ...) so Daniel Feeney may have to speak to this process.

Thanks,

David

From: Autiero, David
Sent: Tuesday, September 3, 2024 11:33 AM
To: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Subject: RE: Telus OC

Here is the list of sites:

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

2008 West 41st Avenue

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

6486 Chester Street

- A new CO will be constructed outside of the footprint of the existing CO. Once complete,

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

2212 W 10th Avenue

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

380 E 10th Avenue

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

From: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>

Sent: Tuesday, September 3, 2024 11:27 AM

To: Autiero, David <david.autiero@vancouver.ca>

Subject: RE: Telus OC

Hi David,

What's the address, policy and tenure? Just trying to confirm you have the correct Dev Planning team.

Thanks,
Miguel

From: Autiero, David <david.autiero@vancouver.ca>

Sent: Tuesday, September 3, 2024 9:55 AM

To: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>

Subject: Telus OC

Hi Miguel,

I just invited you to a meeting with Ledcor to talk about some sites that they have and they are looking to build new telus infrastructure and then tear down the existing (and then build a new building again).

I'm hoping a Development Planner could be there for the discussion on these sites.

Daniel Feeney will be attending from RZ.

Let me know if this is a problem for you. ☐☐

Regards,

David Autiero

Manager, Project Facilitation Group
Development, Buildings & Licensing
City of Vancouver

phone: 604.871.6265

david.autiero@vancouver.ca