

File No.: 2026-037

July 14, 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 correspondence (e-mails and memos) between Building Review staff and Planning/Rezoning – held by the Building Review Branch – relating to the rezoning at 2202-2212 W 10th Ave, specifically:

- 1. Coordination between the rezoning application and Development Permit DP-2025-00227;**
- 2. Any discussion of phased permits, staged permits, or occupancy sequencing tied to the rezoning; and**
- 3. Discussion of development sequencing prior to rezoning enactment.**

Date range: January 1, 2024 to April 1, 2025.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.3(5)(a), 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.

Please note that records filed on title with the Land Title and Survey Authority of BC (LTSA) are routinely available for a fee and are therefore not subject to the Act as per s.3(5)(a). Please visit the LTSA website at the following link for more information: <https://ltsa.ca/>.

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 (2026-037); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

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

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

Encl. (Response package)

:lg

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

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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]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

Pontem Group

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



PG240231/PG240255/PG240264/PG240348

December 12, 2024

Revised: NA

Matthew Lam

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

Email: Matthew.Lam@vancouver.ca

Dear Matthew Lam,

RE: Telus CO DP Pre-App Code Strategy

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

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

1 INTRODUCTION

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

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

2 APPENDIX A

See the attached drawings.

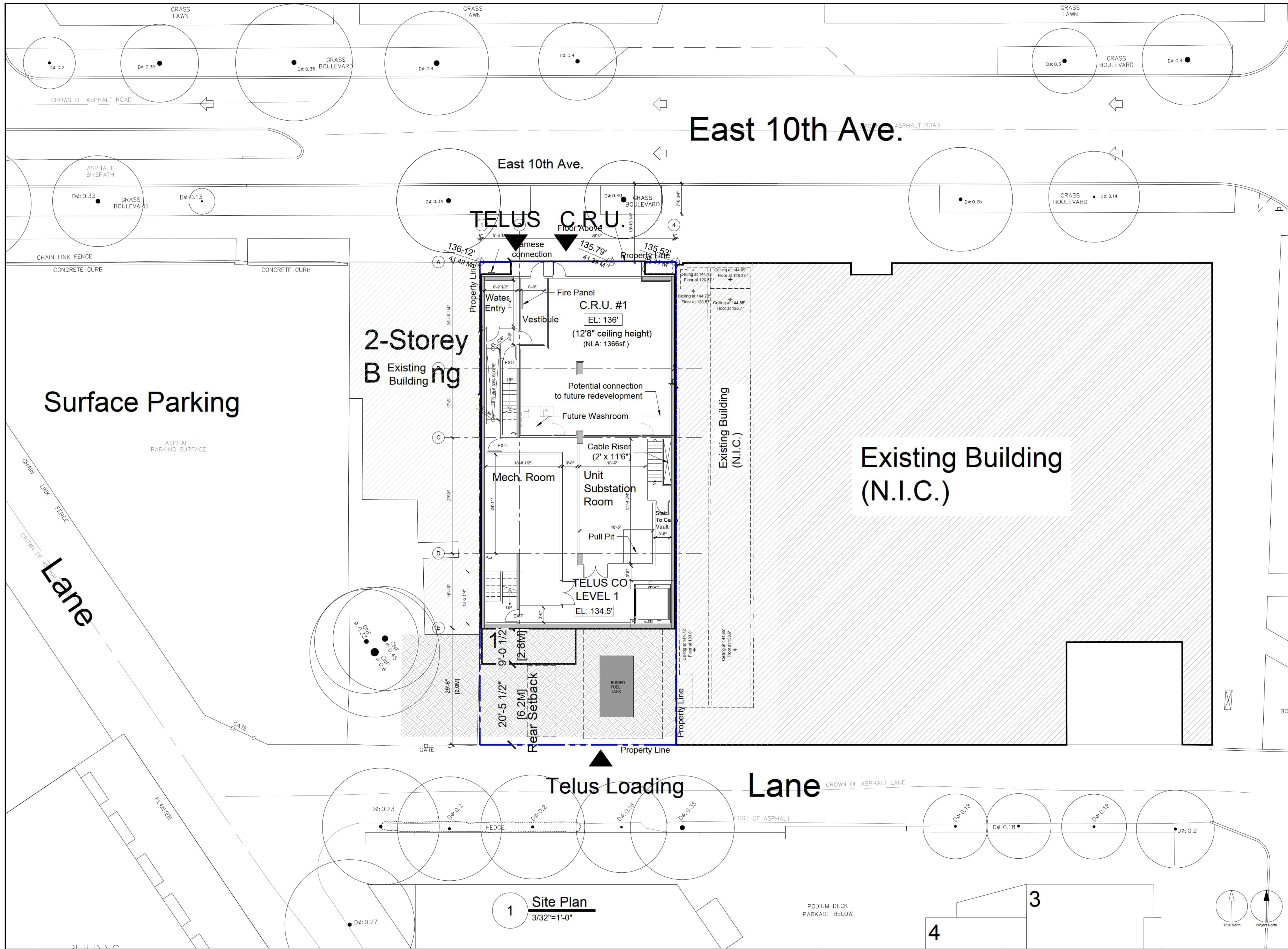
Prepared by,

Reviewed by,

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

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

Permit to Practice #1000529



CLIENT



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Arcadis Architects (Canada) Inc.
Formerly B3 Group Architects (Canada) Inc.

ISSUES

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

CONSULTANTS

SEAL



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

PROJECT

354 East 10th Avenue

Vancouver, BC

PROJECT NO:

147390

DRAWN BY:

FX

CHECKED BY:

GV

PROJECT MGR:

FX

APPROVED BY:

GV

SHEET TITLE

Site Plan

SHEET NUMBER

A1.00

ISSUE



CLIENT

TELUS living

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

ISSUES

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

CONSULTANTS

SEAL

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

PROJECT

354 & 380 E10th Avenue

Vancouver, BC

PROJECT NO:

147390

DRAWN BY:

FX

CHECKED BY:

GV

PROJECT MGR:

FX

APPROVED BY:

GV

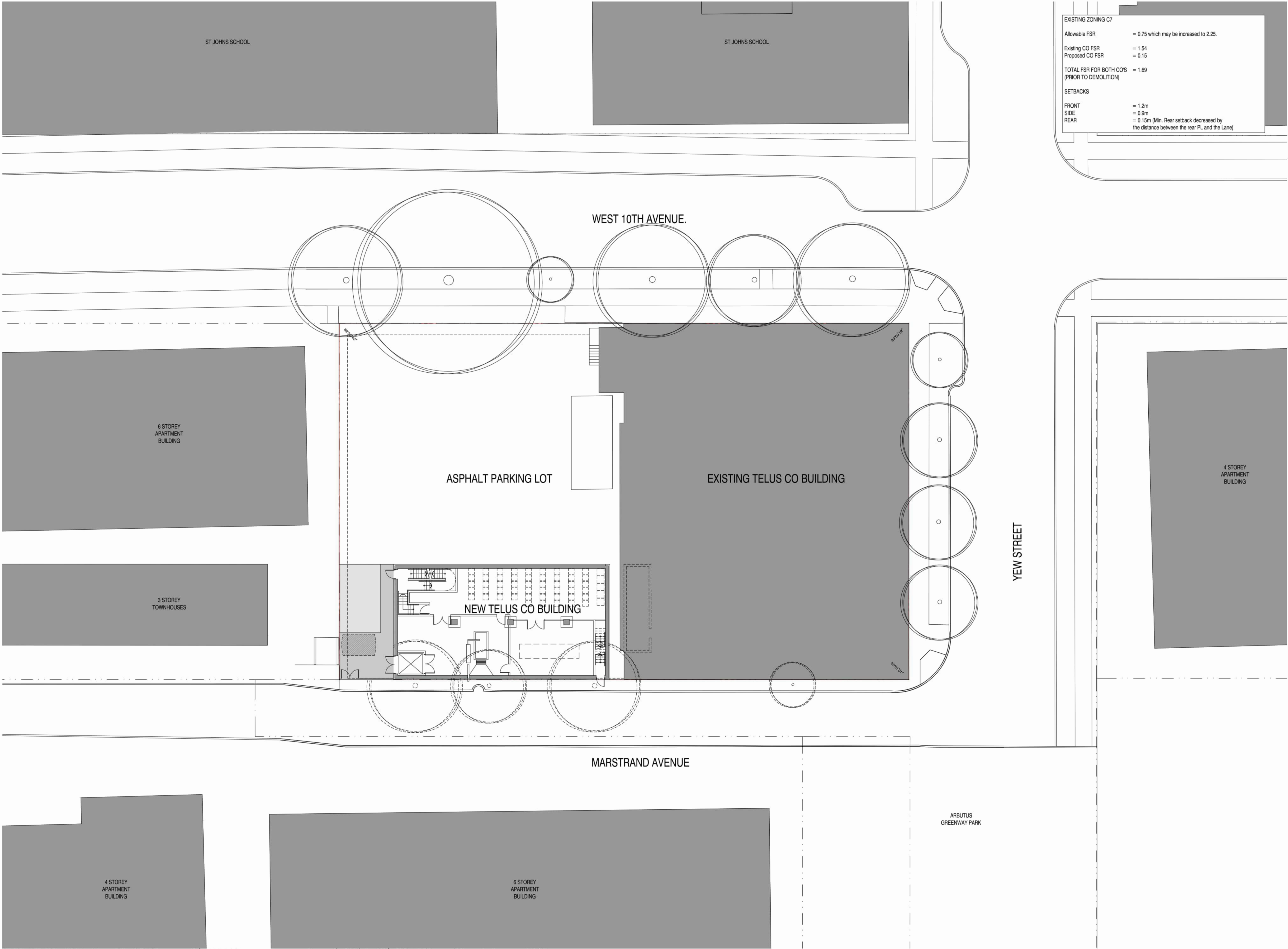
SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

A0.04

ISSUE



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

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

CLIENT
LEDCOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION



2024-11-29

PROJECT

NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

LOCATION PLAN

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PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/16"=1'-0"
DATE NOV, 2024

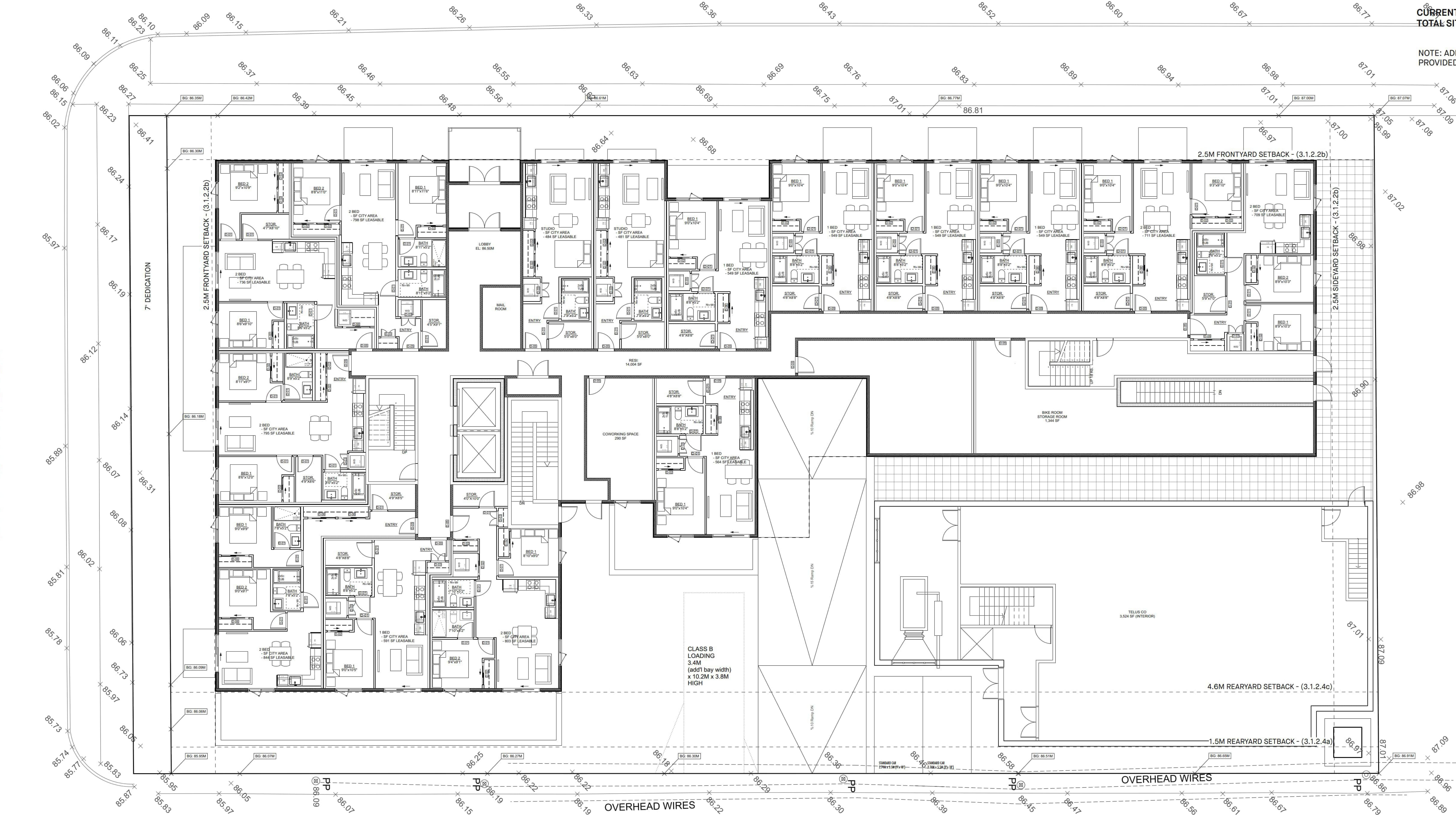
City of Vancouver - FOI 2026-037 - Page 6 of 81

CHESTER STREET

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

NOTE: ADEQUATE AND EFFECTIVE ACOUSTIC SEPARATION SHALL BE PROVIDED BETWEEN RESIDENTIAL PORTIONS OF THE BUILDING.

EAST 49TH AVENUE



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

LANE

NO --	DATE --	ISSUE --
 TELUS living		
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YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT — Mixed-Use Development — 6486 Chester Street Vancouver, BC		
DRAWING TITLE — SITE PLAN		
SCALE — 1/8"=1'-0"	SHEET NO. — A2.0	
DATE — OCT 21, 2024		
DRAWN — TY		
CHECKED — —	PROJ NO — 2410	
City of Vancouver - FOI 2025-037 - Page 7 of 81		

EAST 49TH AVENUE

CHESTER STREET

130'-9 1/2"

93'-2 1/2"

8 1/2"

71'-6"

30'-6"

15'-0"

5'-0 1/4"

71'-6"

39'-0"

6'-6"

5'-0"

130'-5 1/2"

LANE

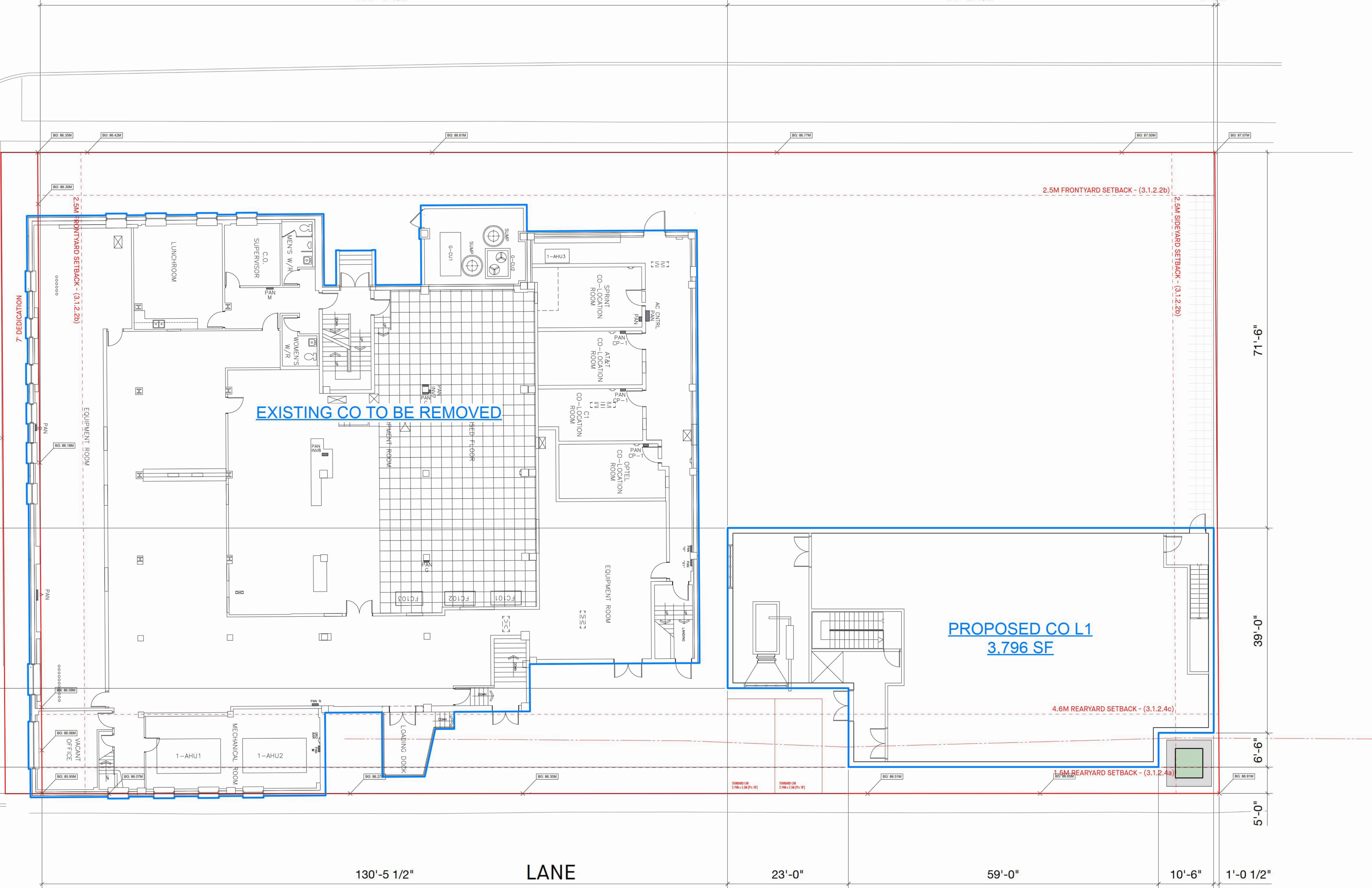
23'-0"

59'-0"

10'-6"

1'-0 1/2"

1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



A	20-05-12	Issued for Addressing Review
NO	DATE	ISSUE

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YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT

Mixed-Use Development

6486 Chester Street
Vancouver, BC

DRAWING TITLE
1ST FLOOR PLAN

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

DATE - DEC 06, 2024

DRAWN - TY

CHECKED -
City of Vancouver - FOI 2026-087 - Page 8 of 81

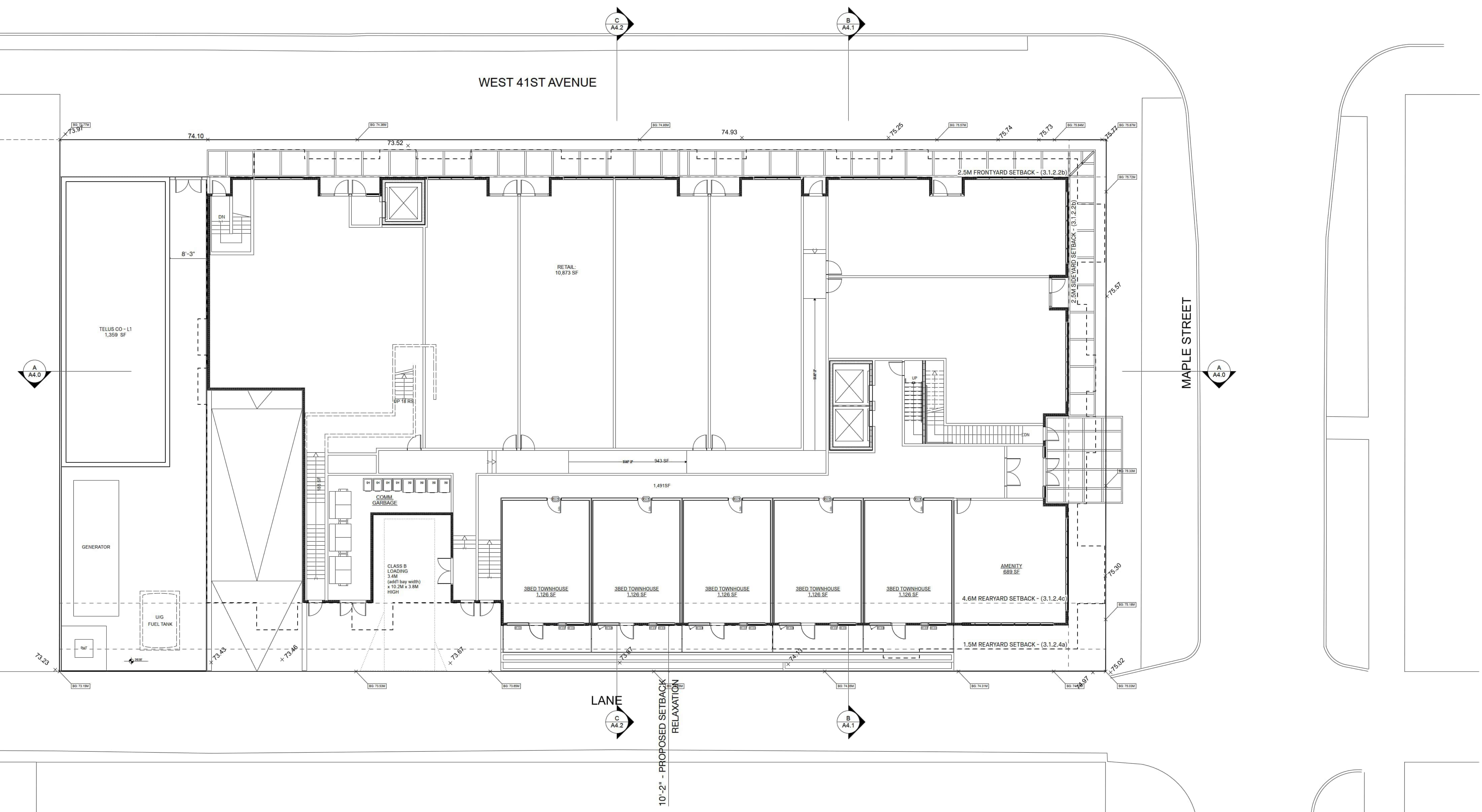
SHEET NO.

T2.1

PROJ NO - 2410

SITE PLAN

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



NO —		DATE —	ISSUE —
			
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YAMAMOTO ARCHITECTURE			
—			
202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T — 604 731 1127 F — 604 731 1327			
PROJECT —			
Mixed-Use Development			
—			
2008- 2036 W 41st Ave Vancouver, BC			
DRAWING TITLE —			
SITE PLAN			
SCALE — 3/32" = 1'-0"		SHEET NO. —	
DATE — DEC 04, 2024		A2.0	
DRAWN — TY		PROJ NO — 123456789	
CHECKED —		City of Vancouver - FOI 2025-087 - Page 9 of 81	

From: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
To: "Lam, Matthew" <matthew.lam@vancouver.ca>
"Lee, Tracy" <Tracy.Lee@vancouver.ca>
"Cheung, Rick" <rick.cheung@vancouver.ca>
"Fire Prev. Plan Captain" s.15(1)(l)@vancouver.ca>
Date: 2/3/2025 8:54:30 AM
Subject: FW: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue
Attachments: BJ208834.tif
BM99268-75.tif

Hi all,

I have confirmed that the undedicated portion of Marstrand Avenue does have an SRW granting public pedestrian and vehicular access:

D. As a condition of enactment of the Rezoning Bylaw, the City has required that the Owner grant to the City a statutory right of way over the Right of Way Area (herein defined) for the purposes of emergency and construction access and, following completion of construction of a roadway and related works as herein described, for the purposes of public pedestrian and vehicular access;

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From: Co, Rebecca
Sent: Monday, February 3, 2025 8:35 AM
To: Casidy, Bryce
Subject: RE: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

Hi Bryce,

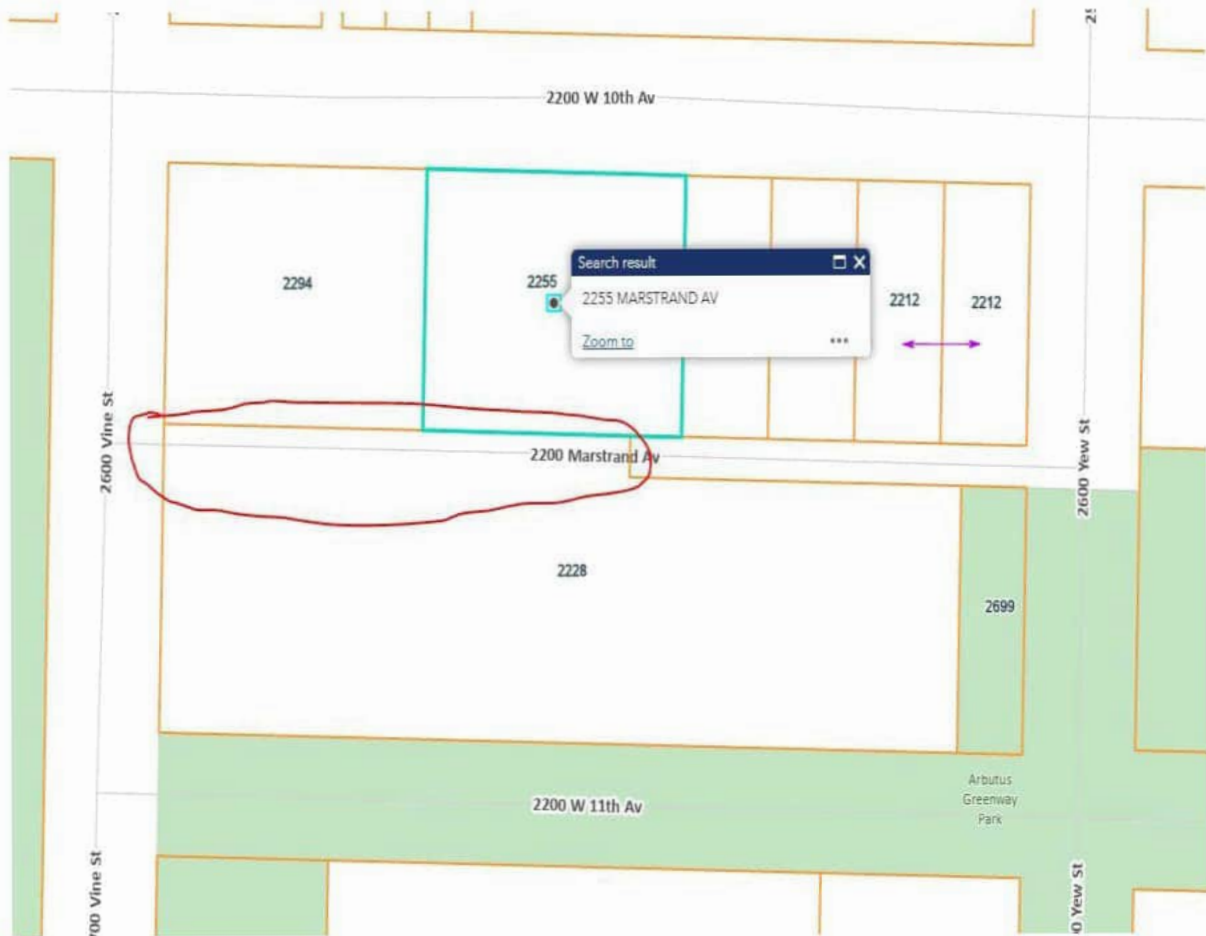
Please see attached agreements.

Rebecca (beki) Co,
Land Survey Branch
Engineering Services, City of Vancouver
604.873.7002

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Friday, January 31, 2025 2:49 PM
To: Co, Rebecca <rebecca.co@vancouver.ca>
Subject: FW: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

Hi Rebecca,

I have a site that needs a street that isn't a street for firefighter turnaround reasons. The neighbouring site that owns the street has a bunch of SRWs and priority agreements, but I don't know the details. Are you or anyone in your group able to pull the charges?



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: Chute, Greg <Greg.Chute@vancouver.ca>
Sent: Friday, January 31, 2025 9:51 AM
To: Lee, Darren <Darren.Lee@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Yee, Karen <Karen.Yee@vancouver.ca>
Subject: RE: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

Good morning Darren,

I have attached the Title information, however we do not have access to Charges and that would

have to be requested directly from the Land Title Office: <https://ltsa.ca/>

Thanks,

Greg Chute

Address Coordinator | Business Services & Strategic Compliance
Development, Buildings & Licensing | City of Vancouver
greg.chute@vancouver.ca | 604-873-7784



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

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From: Lee, Darren <Darren.Lee@vancouver.ca>
Sent: Friday, January 31, 2025 9:19 AM
To: Chute, Greg <Greg.Chute@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Yee, Karen <Karen.Yee@vancouver.ca>
Subject: RE: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

On VanMap it shows this area as a registered Easement which I assume is to be used as road. Someone could probably confirm this assumption if they had access to a Title or Charge Summary.

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: Chute, Greg <Greg.Chute@vancouver.ca>
Sent: Thursday, January 30, 2025 4:27 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Lee, Darren <Darren.Lee@vancouver.ca>
Cc: Yee, Karen <Karen.Yee@vancouver.ca>
Subject: RE: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

Hi Bryce and Darren,

Thank you for your e-mail. My research indicates that BU408773 is associated with the Marstrand Av assigned addresses. As part of the building permit review process it passed final inspections including fire on July 21, 1999. The permit was in completed status on July 28, 1999.

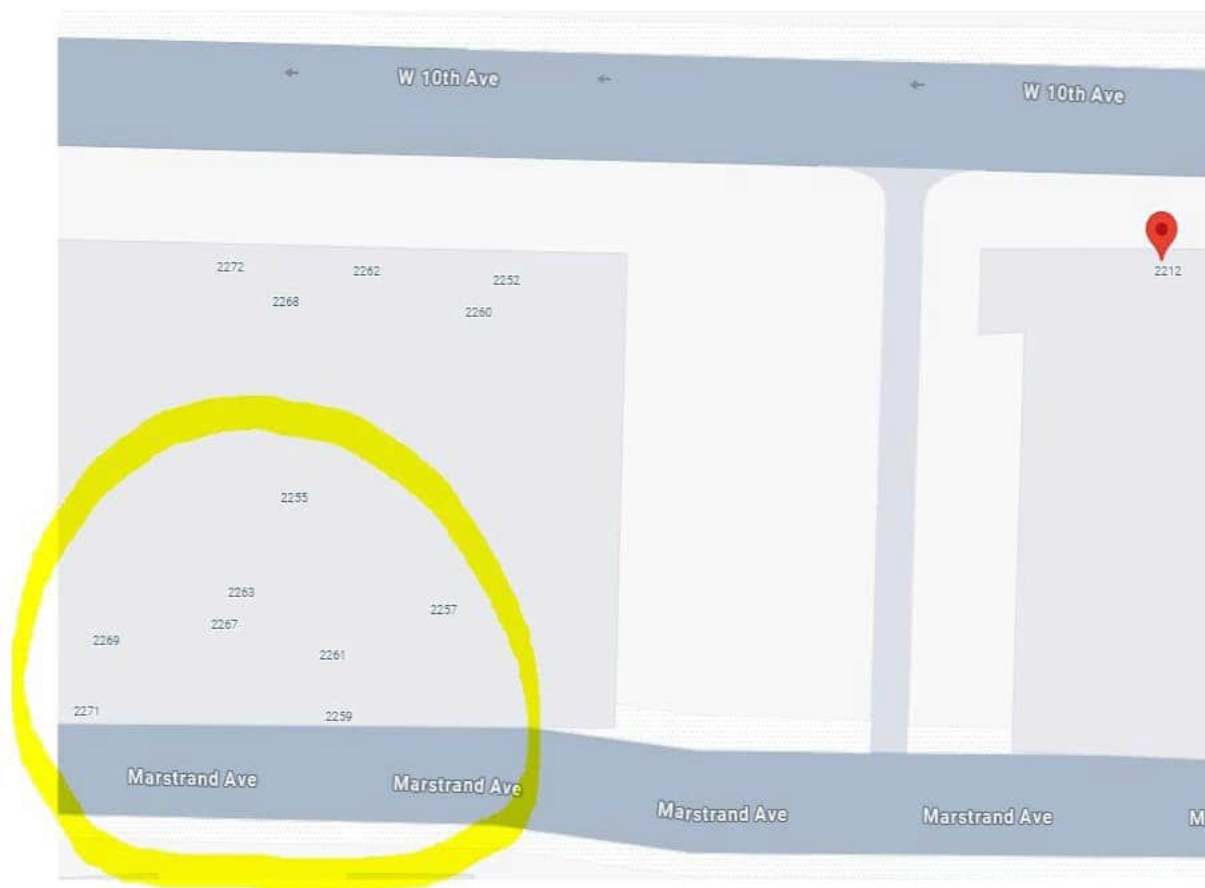
It appears that access to each dwelling unit is from Marstrand Av. on the South side and units accessed from W 10th on the North side. Google street view indicates that the whole section of Marstrand Av has street names, stop signs, and is paved (brick) with curbs/sidewalk. The Arbutus

Greenway was a project that started in 2016 and it appears the Greenway stops at Yew St. @ Marstrand Av.

Permit	BU408773	Street number		To		Street name	
To construct a three storey multiple dwelling building containing 8 dwelling units.							
Refer to BU407726 for site work and full project description.							
Addressing data cont'd: 2257,2259,2261,2263,2267,2269,2271 Marstrand Avenue							

These are the comments from Fire and no other comments were found pertaining to this issue.

	Number	Title	Included?	List seq	Updated By	Date Updated
	519	CP PHASED CONSTRUCTION	YES	519	S BARONE.	31 Mar 1998
	520	DRAIN TILE TO BE INSPECTED	YES	520	S BARONE.	31 Mar 1998
		Drain tile shall be inspected prior to backfilling.				
	554	SPRNKLR PLANS PRIOR TO INSTALL	YES	554	S BARONE.	31 Mar 1998
	556	REQUIREMENT FOR DISABILITIES	YES	556	S BARONE.	31 Mar 1998
	558	COMPLEX PROJECT	YES	558	S BARONE.	31 Mar 1998
		This is a complex project and therefore requires monthly field review reports to be submitted by Co-ordinating Registered Professional.				
	990	OTHER BLDG PERMIT CONDITIONS	YES	990	S BARONE.	31 Mar 1998
	994	FIRE DEPARTMENT CONDITIONS	YES	994	S BARONE.	31 Mar 1998
		Fire department conditions:				
		provide a graphic schematic diagram at both the principle entrance off 10th avenue and at the other building's entrance showing the building site plan, access to stairs, standpipe locations, fire dept connections, utility rooms, yard standpipe connections.				
		provide a recessed lockbox at both locations.				
		an approved fire safety plan and sprinkler operation manual must be in place prior to occupancy.				
		The typical fire alarm riser diagram does not take into account of the 2 storey units.				



I'm not able to tell how these decisions were made and can't find any addressing related activity in Prism other than what has been assigned based on access. Should we loop in with Fire to see if they are aware of and have a plan for this section of Marstrand Av?

Our addressing principles wouldn't allow for the addressing assignment on an un-named street, back lane, or non-serviced road. It appears the Avenue existed pre-Greenway.

Thank you,

Greg Chute

Address Coordinator | Business Services & Strategic Compliance

Development, Buildings & Licensing | City of Vancouver

greg.chute@vancouver.ca | 604-873-7784



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From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Thursday, January 30, 2025 2:26 PM
To: CS Address Coordinator <address.coordinator@vancouver.ca>; Lee, Darren <Darren.Lee@vancouver.ca>
Subject: Fw: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

Thanks Darren.

@CS Address Coordinator can you explain how they could have had an address assigned on an undedicated road?

Sincerely,

Bryce Casidy (he/him)
Project Facilitator | Development Services
Development, Buildings and Licensing | City of Vancouver
[604.871.6707](tel:604.871.6707) | bryce.casidy@vancouver.ca



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From: Lee, Darren <Darren.Lee@vancouver.ca>
Sent: January 30, 2025 1:50 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

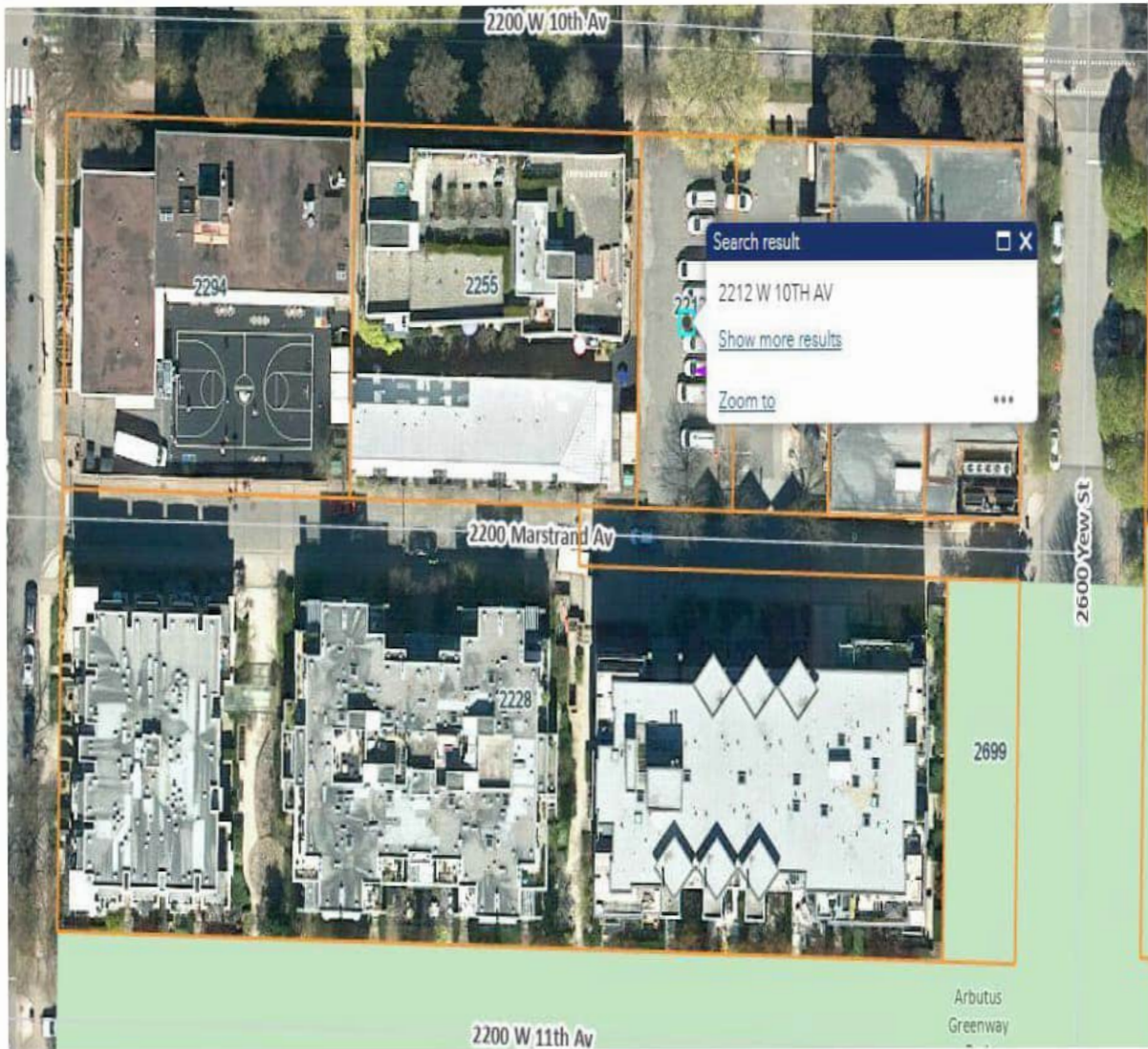
Hi Bryce, I don't have access to a title/charge summary so it's difficult for me to dig deeper into this. Would someone in Addressing be able to comment on how they would have allowed addressing to take place off an undedicated road? I think they typically review for firefighting access and visibility prior to assigning addresses, no?

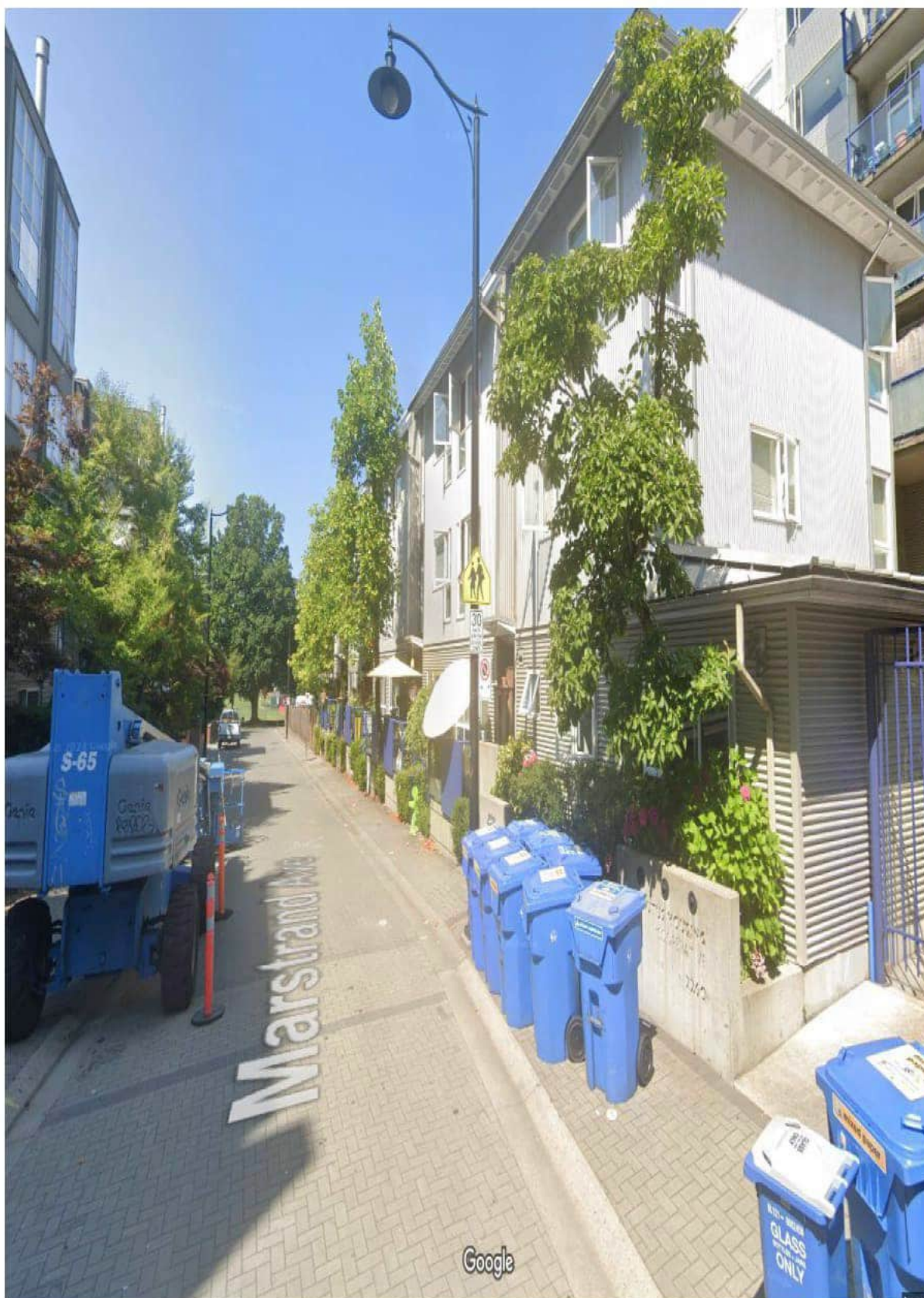
Darren Lee (he/him)
Senior Project Manager | Section Head – Development
Development & Major Projects | Engineering Services
Office: 604.871.6907 | Mobile: s.15(1)(l)

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Thursday, January 30, 2025 10:41 AM
To: Lee, Darren <Darren.Lee@vancouver.ca>
Subject: 2212 W 10th Avenue - Firefighter Access - Marstrand Avenue

Hi Darren,

I have a Telus development at 2212 W 10th and in our discussions with BRB and Fire Rescue Services, it came up that Marstrand Avenue (essentially the lane) was not fully dedicated, and despite that, the townhouses at 2255 Marstrand Av are addressed off of this undedicated road. Are you able to have someone look into how this is possible? Should it have been dedicated or is there some shared access agreement that VFRS would require for turnaround purposes on my site?





Sincerely,

Bryce Casidy (he/him)

Project Facilitator | Development Services

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



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BC OnLine



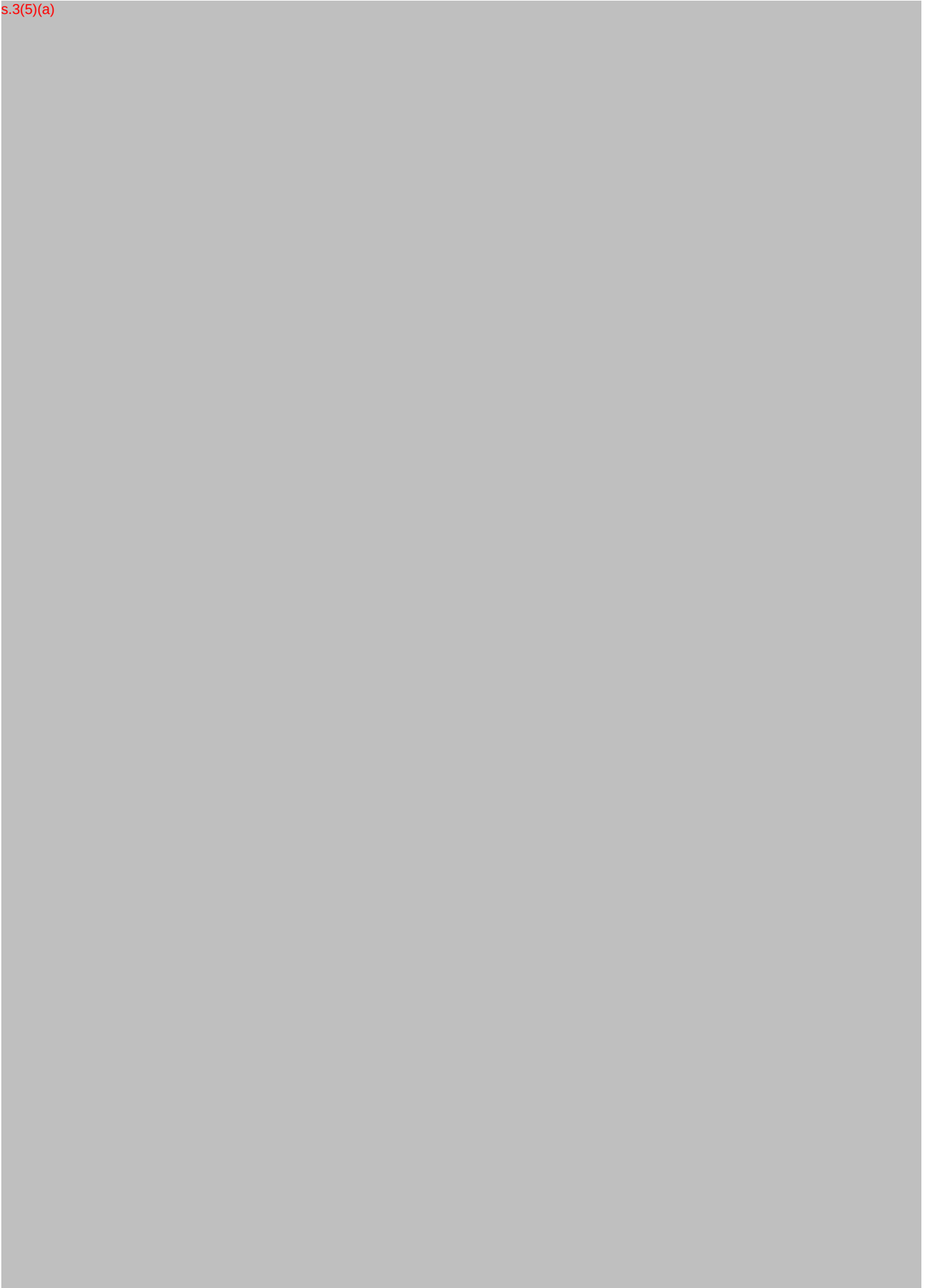
BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL		REF # N43149	REQUESTED: 2010-04-15 09:38
CLIENT NAME:	CITY OF VANCOUVER		
ADDRESS:	453 WEST 12TH AVENUE VANCOUVER BC V5Y 1V4		
PICK-UP INSTRUCTIONS:			
USER ID:	S.15(1)(I)	APPL-DOC # B3208834	LM Registered RCVD:1995-07-17
ACCOUNT:			
FOLIO			
REMARKS:			

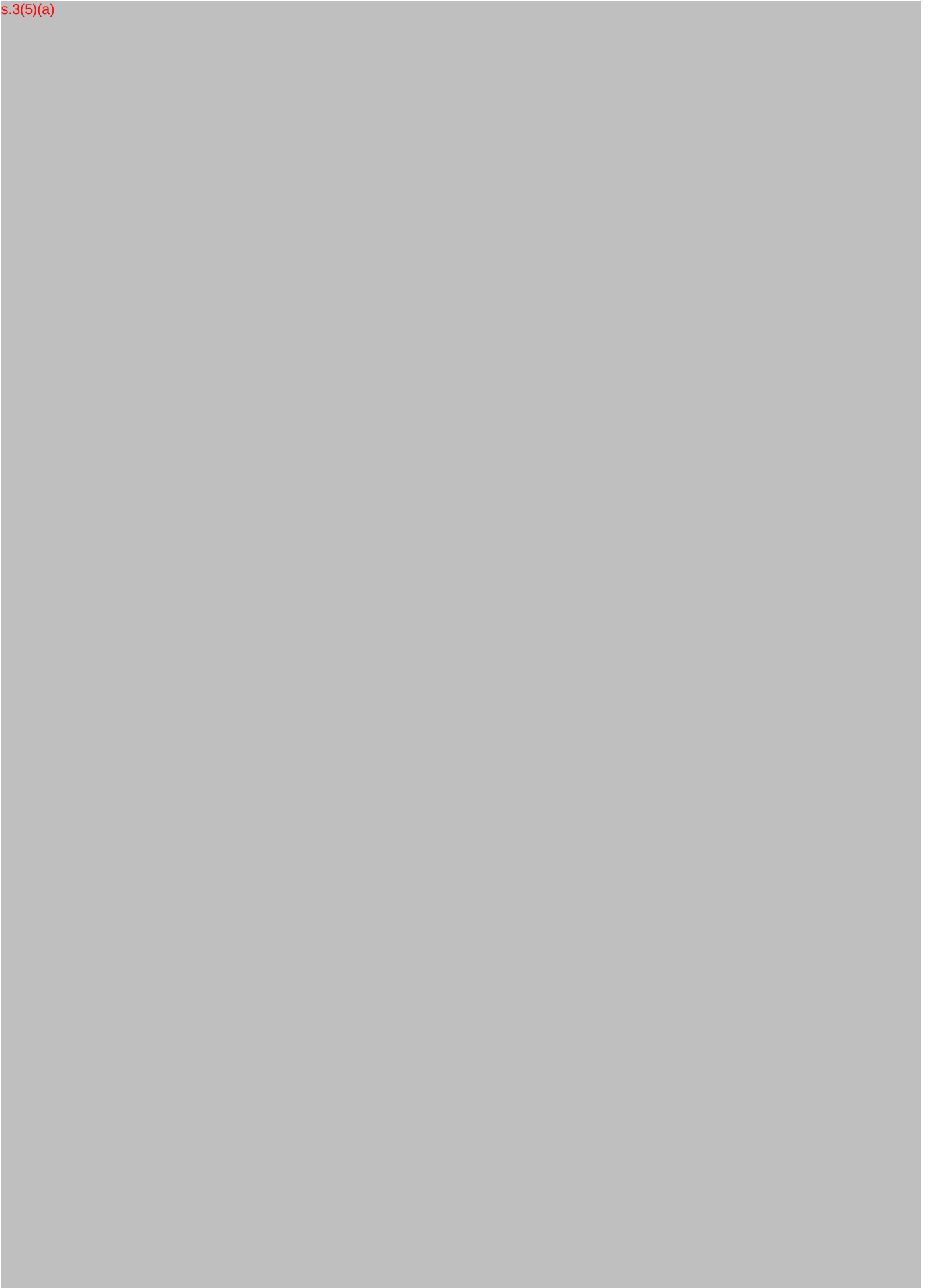
Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
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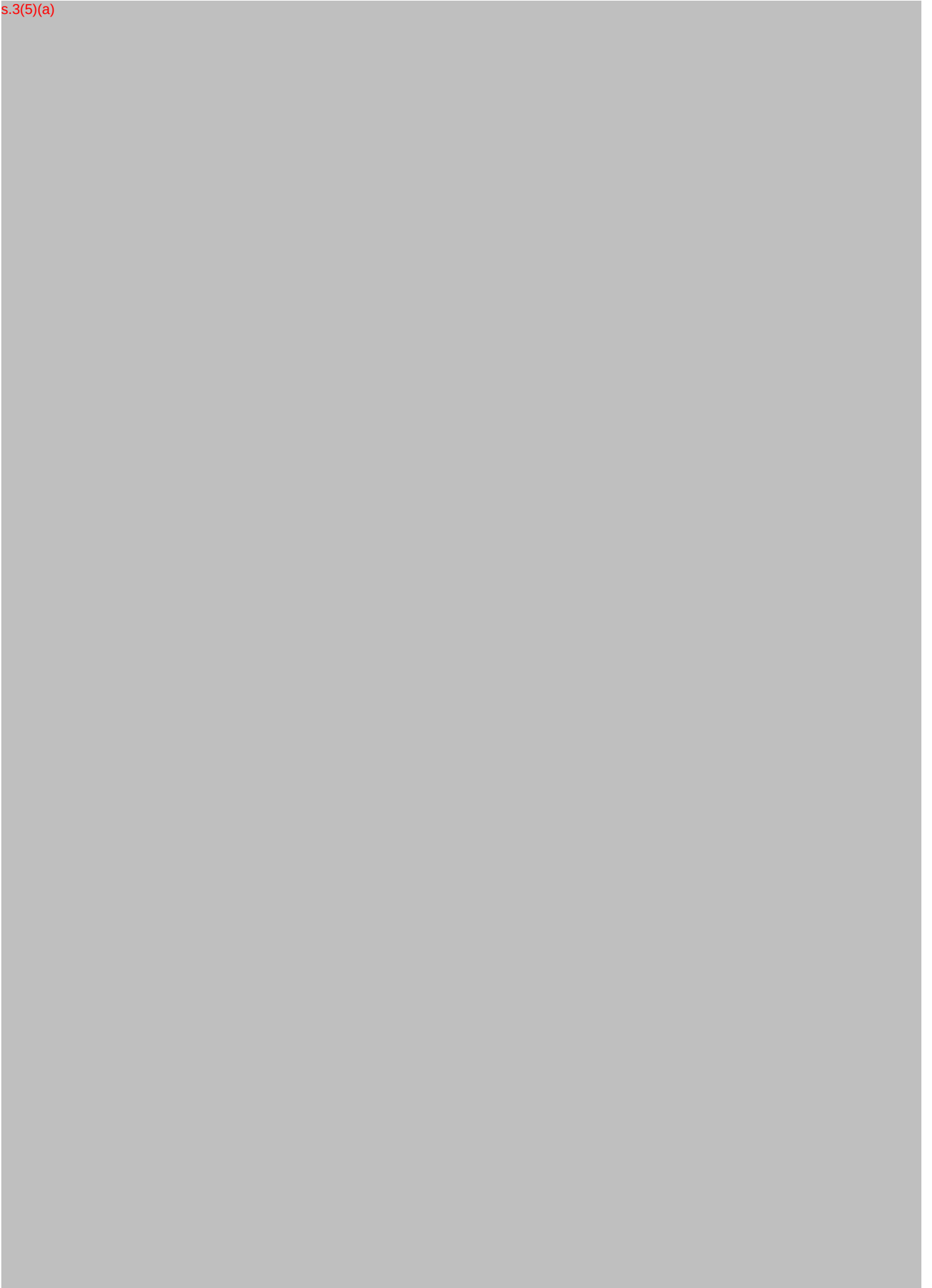
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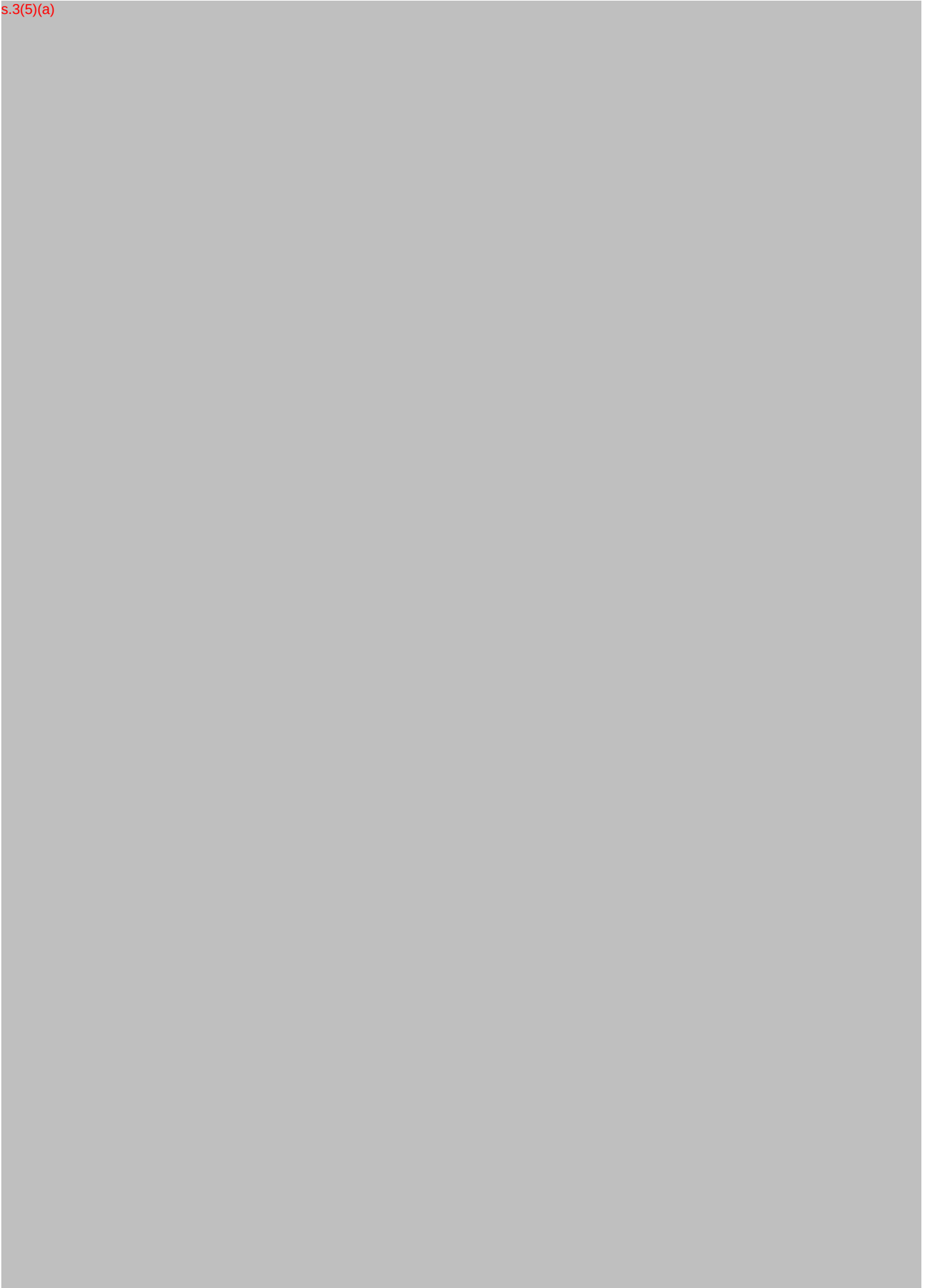
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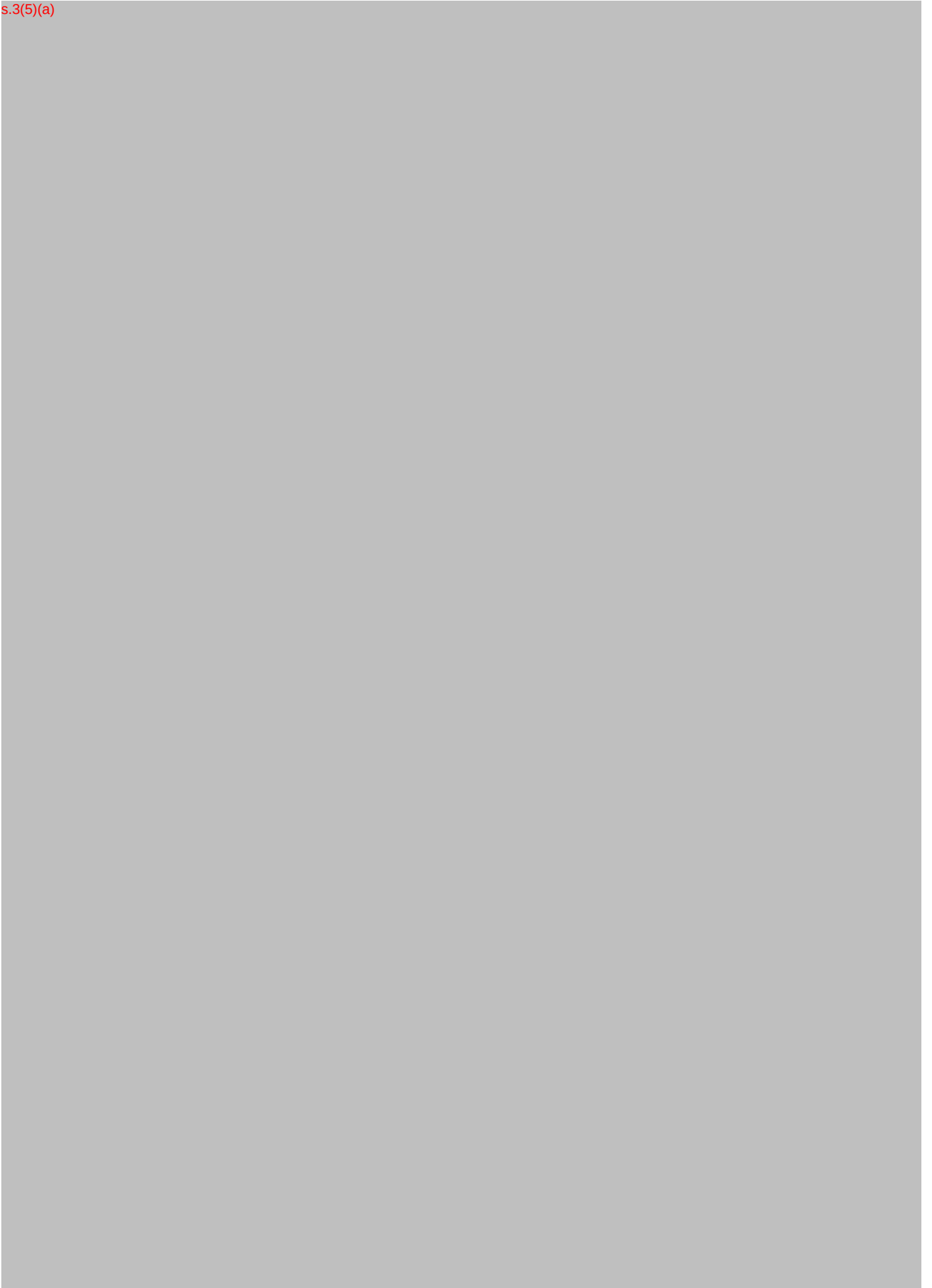
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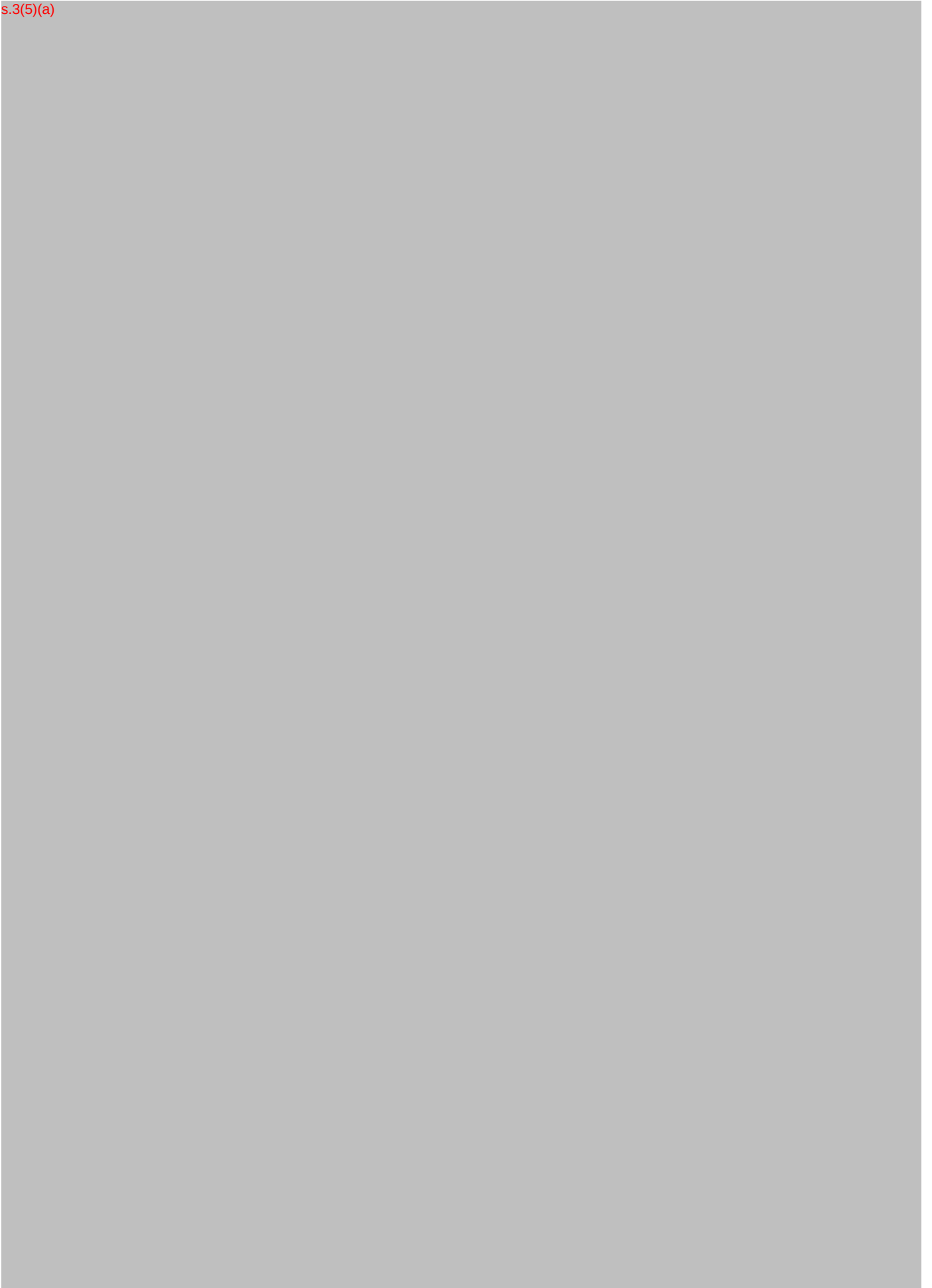
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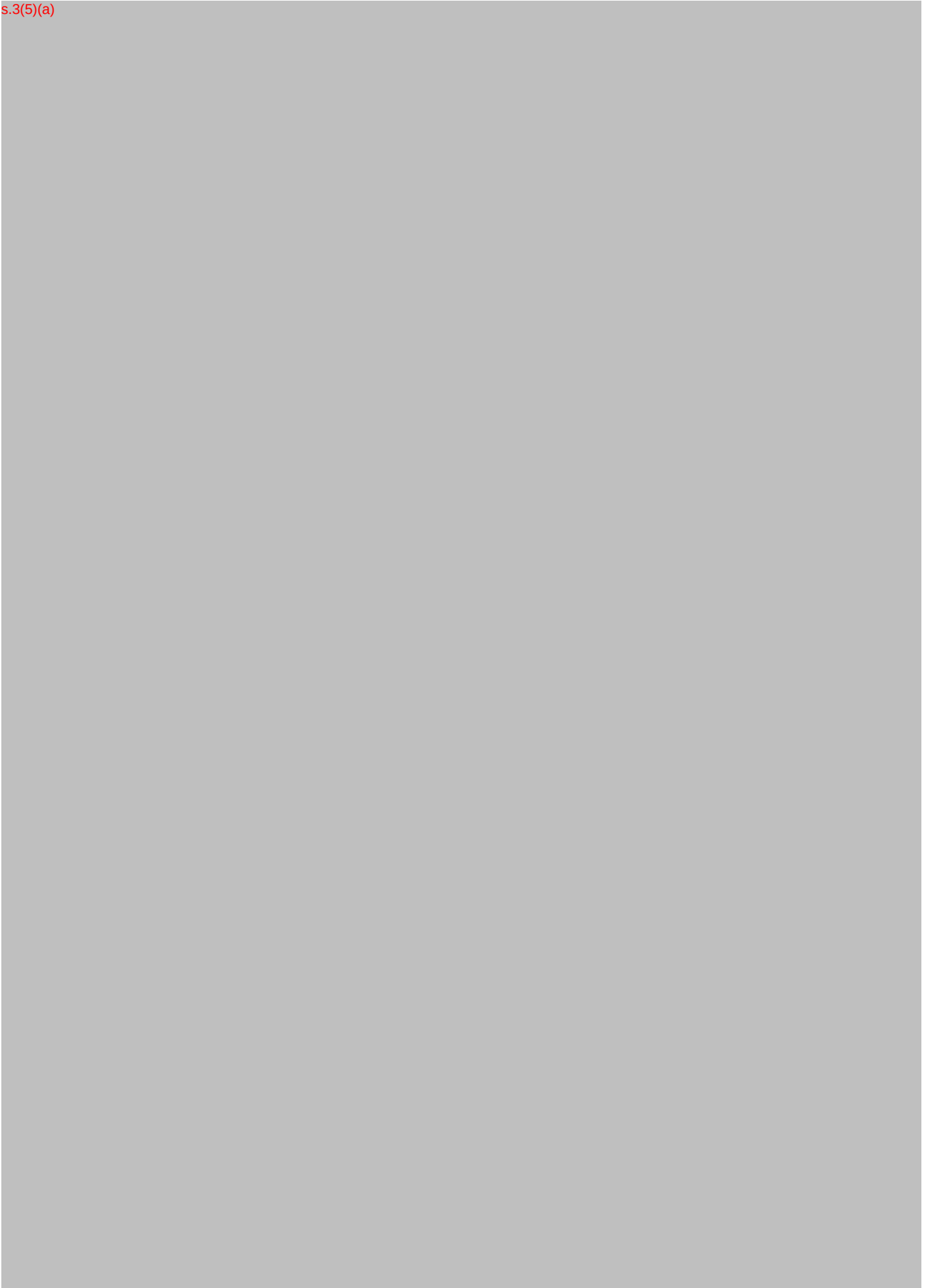
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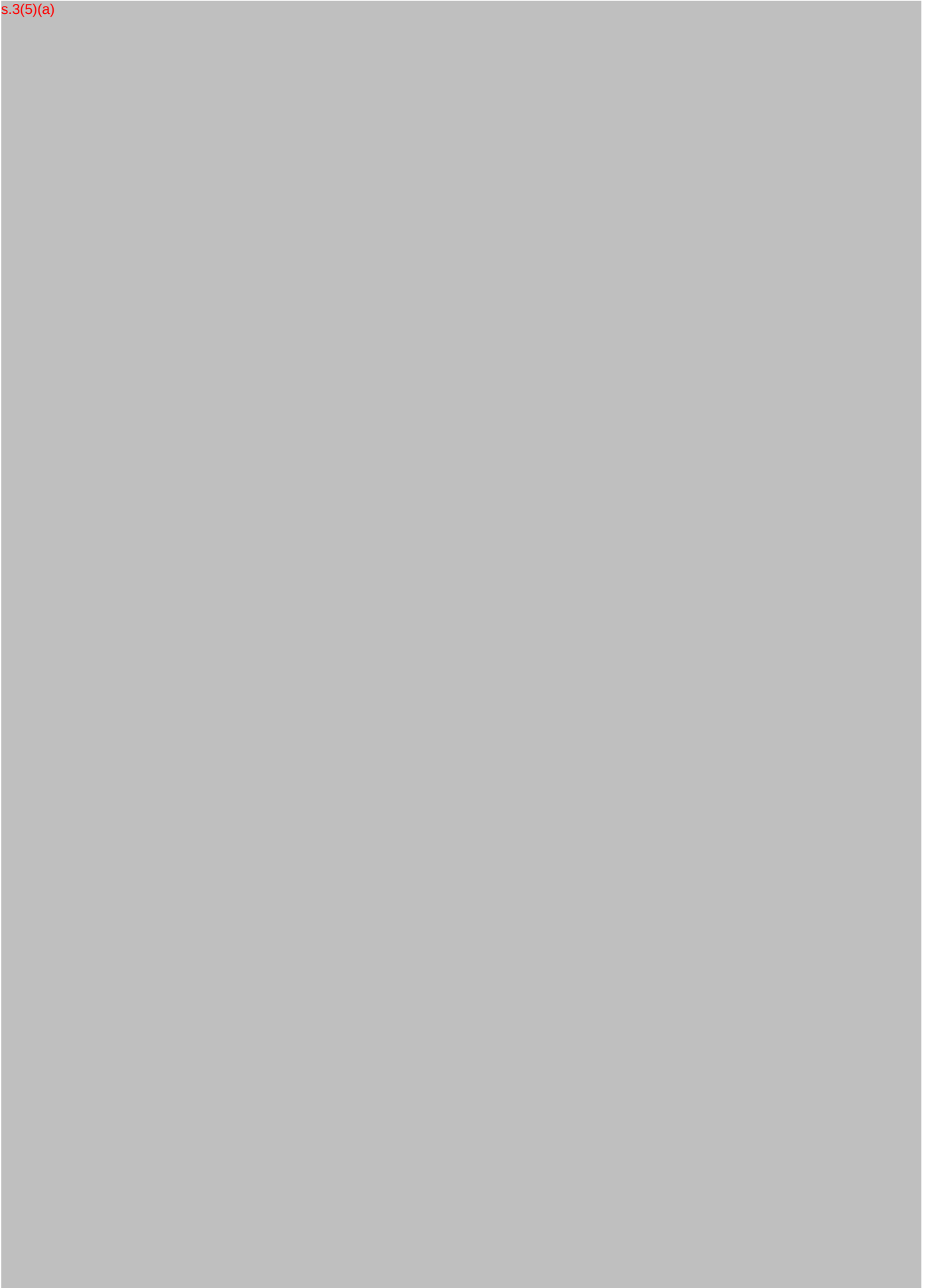
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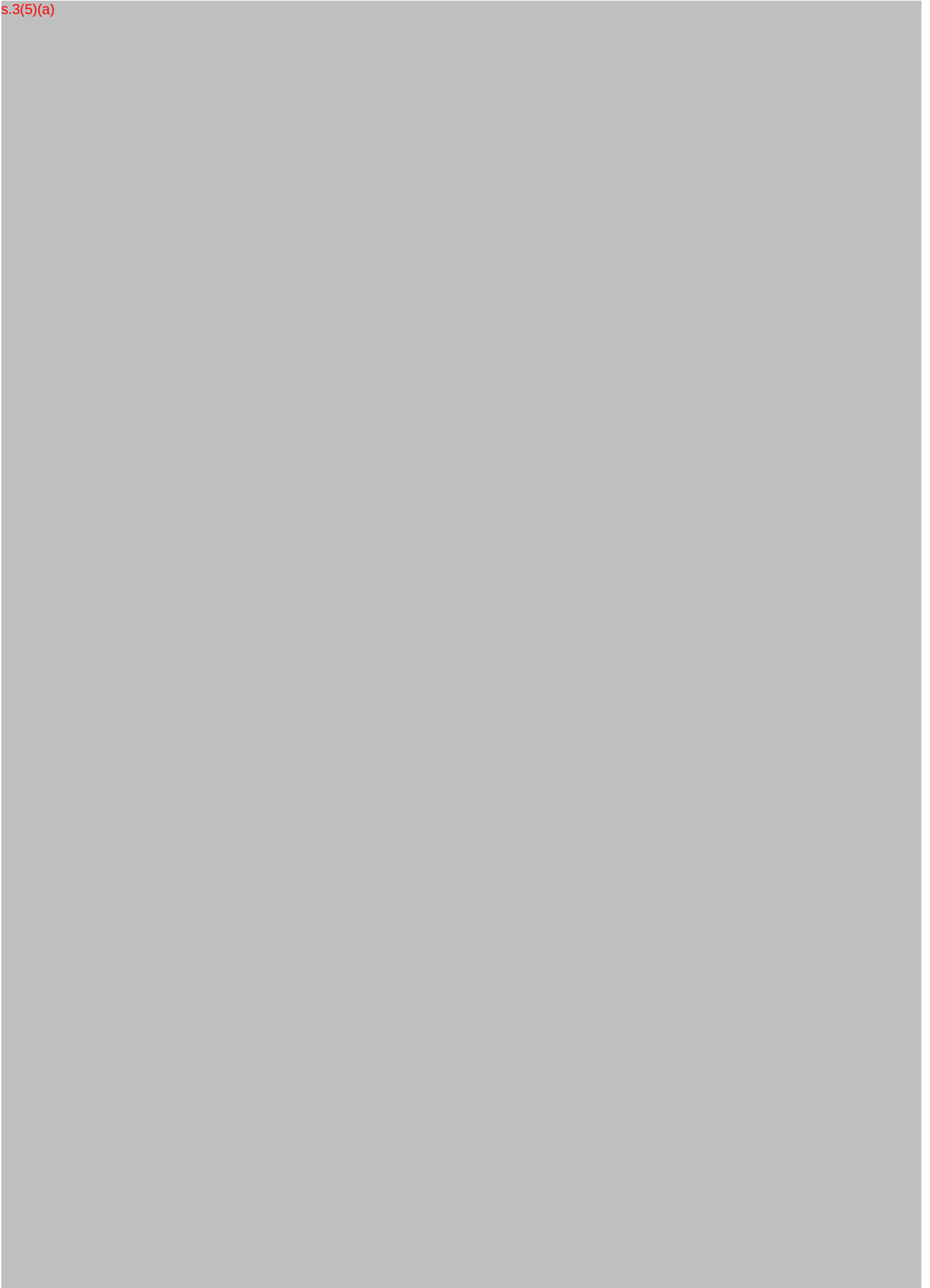
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BC OnLine



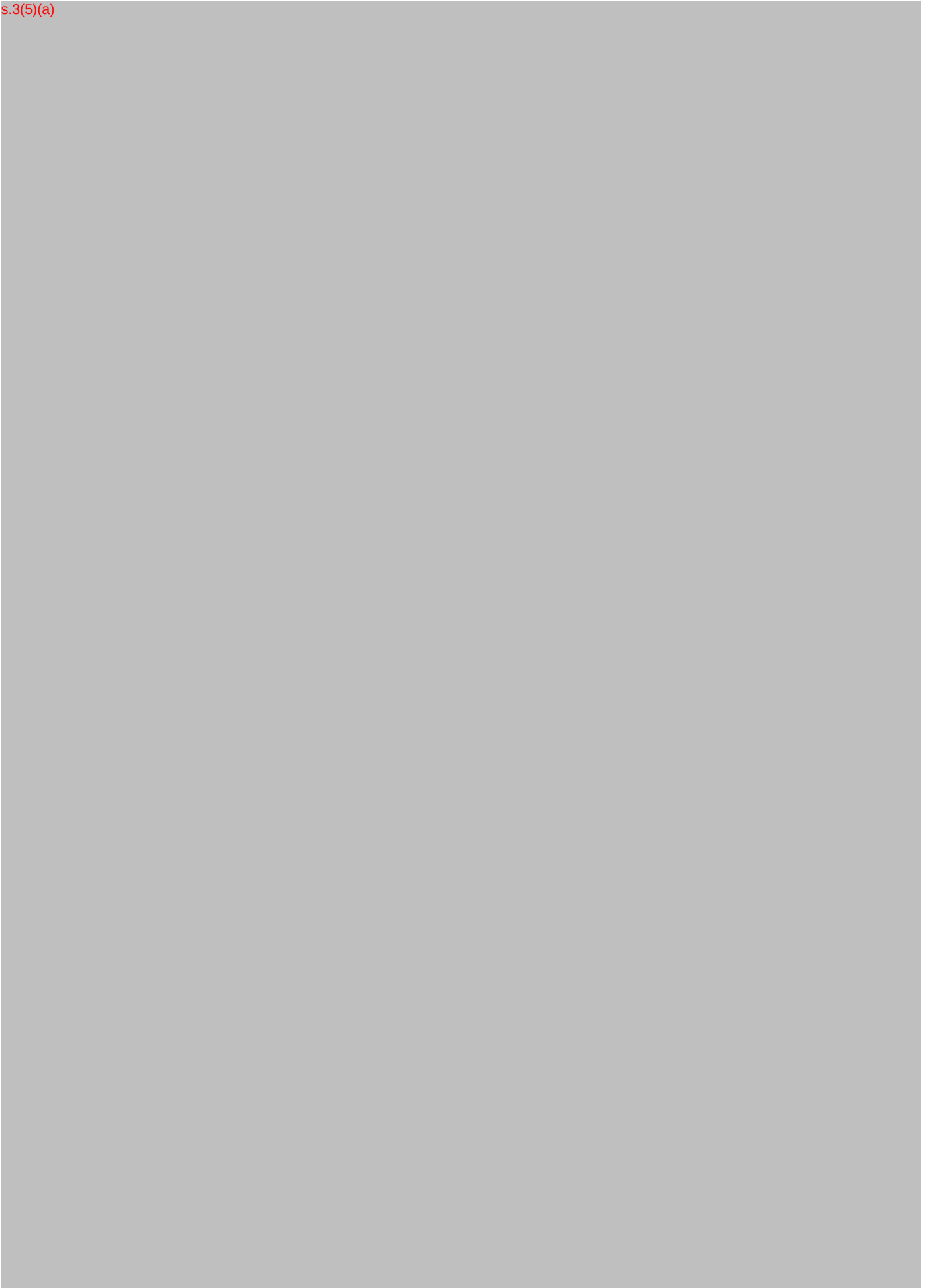
BC OnLine Land Title Internet Service
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LTSA - DOCUMENT RETRIEVAL			REF # N43149	REQUESTED: 2010-04-15 09:38
CLIENT NAME:		CITY OF VANCOUVER		
ADDRESS:		453 WEST 12TH AVENUE VANCOUVER BC V5Y 1V4		
PICK-UP INSTRUCTIONS:				
USER ID:	s.15(1)(l)	APPL-DOC # BM99268	LM Registered	RCVD:1998-04-03
ACCOUNT:				
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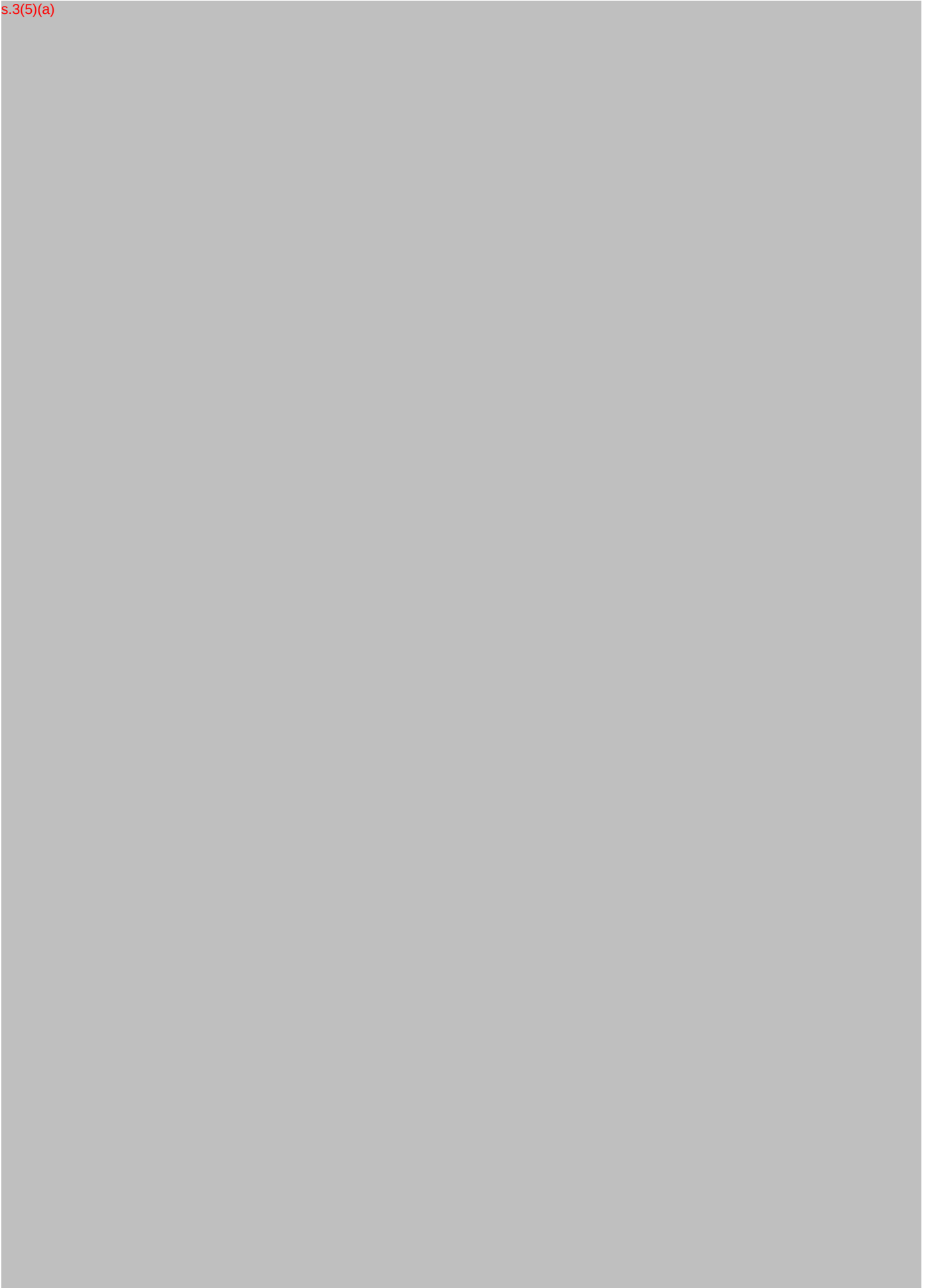
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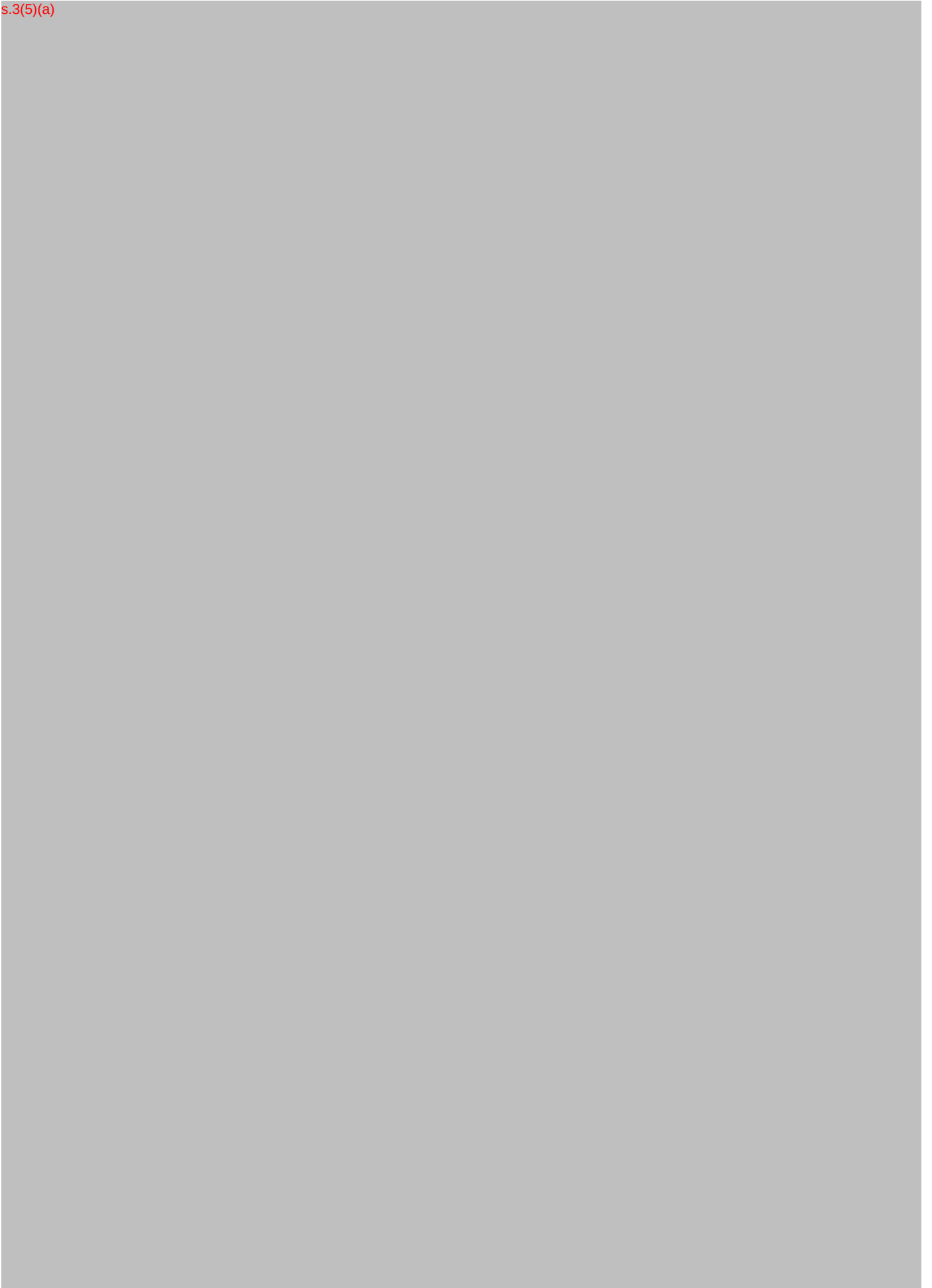
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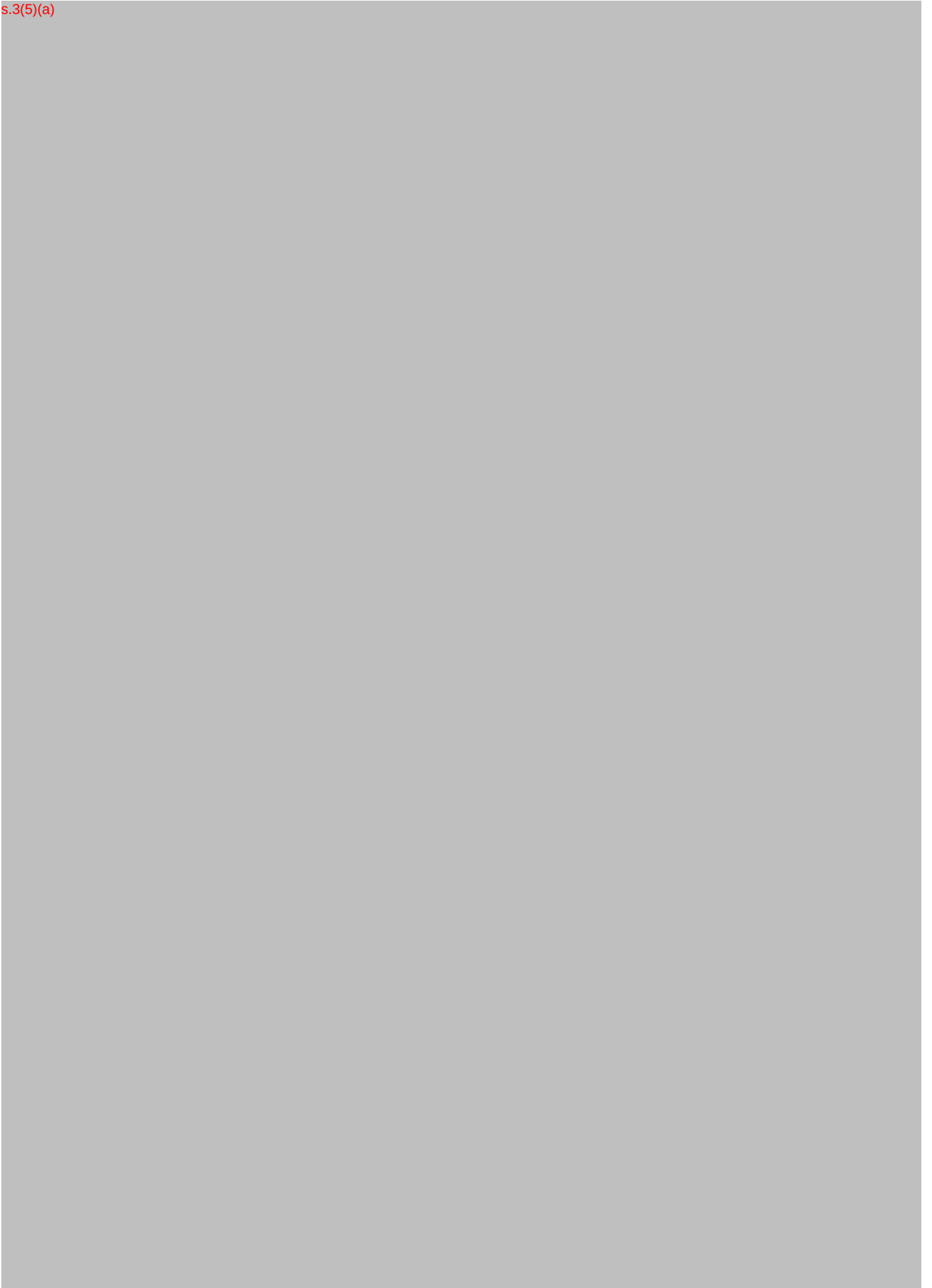
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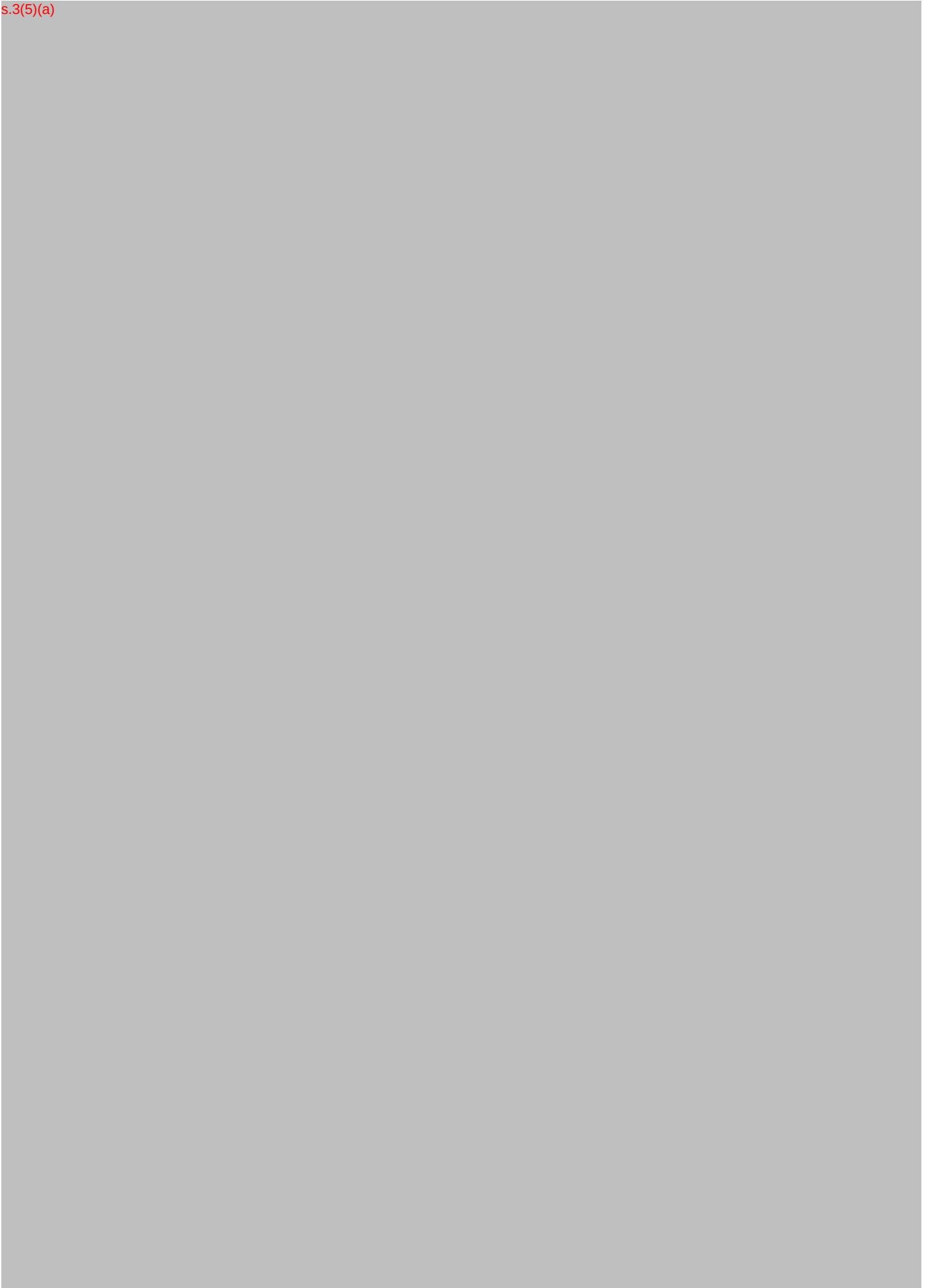
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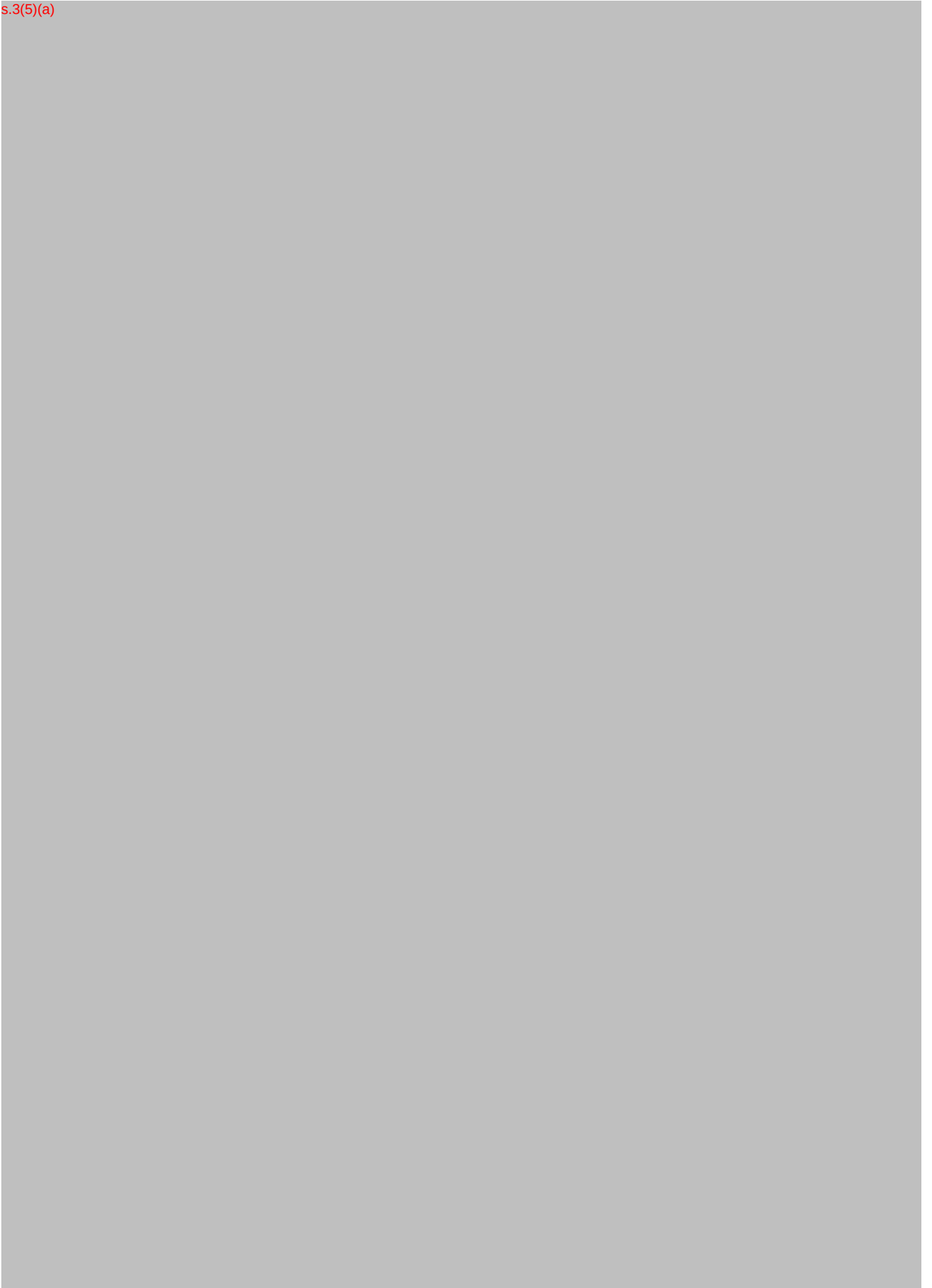
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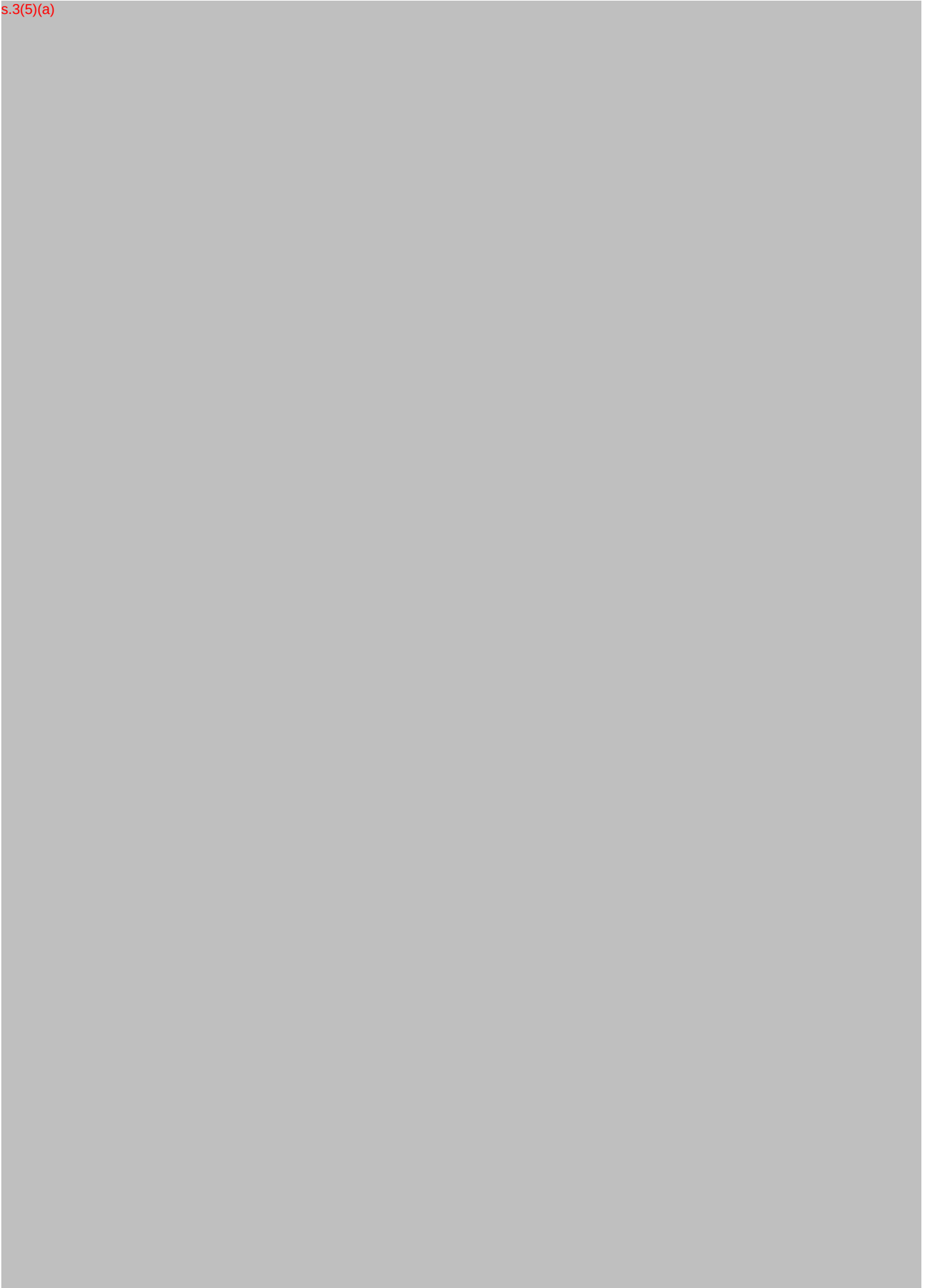
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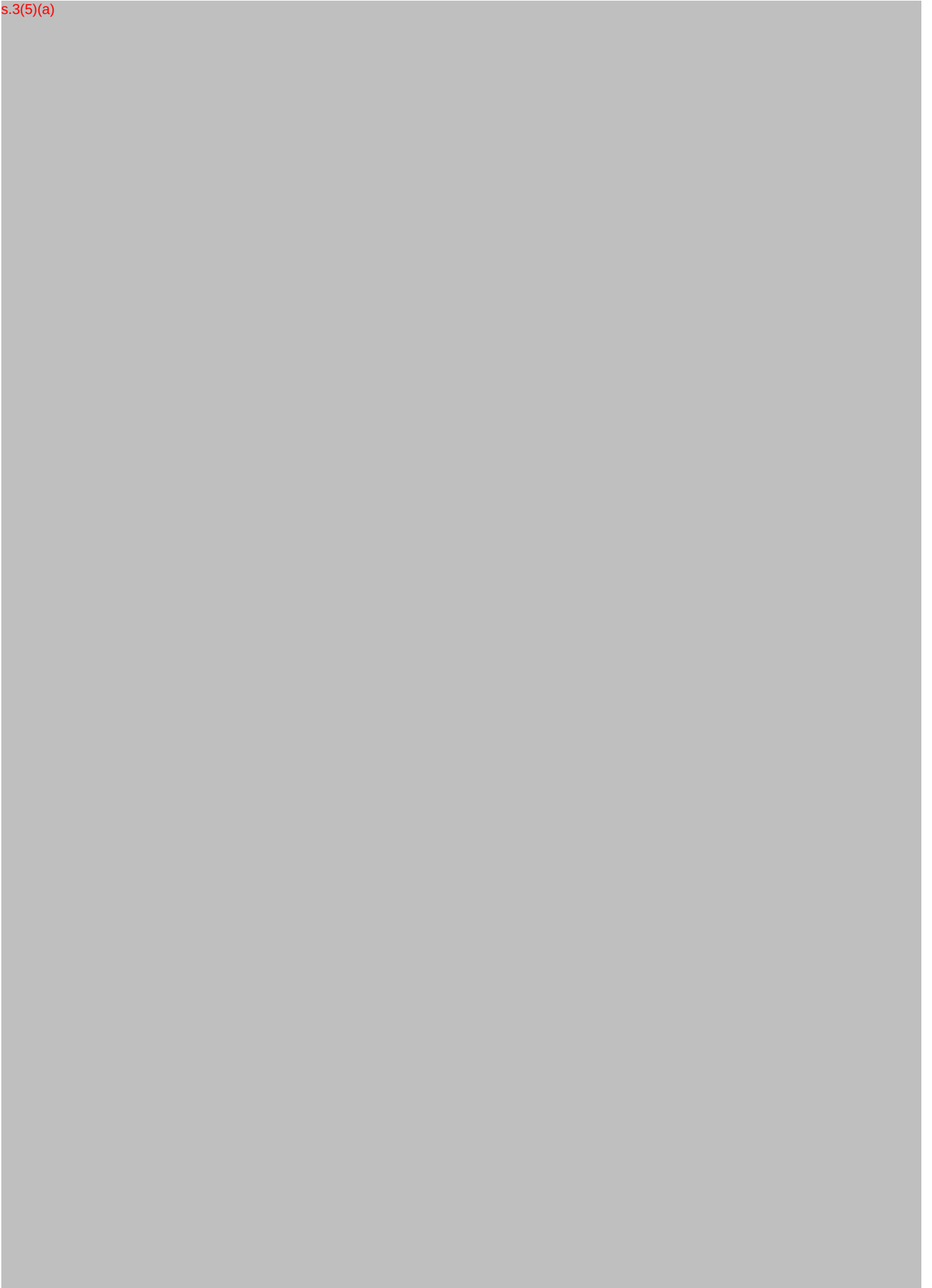
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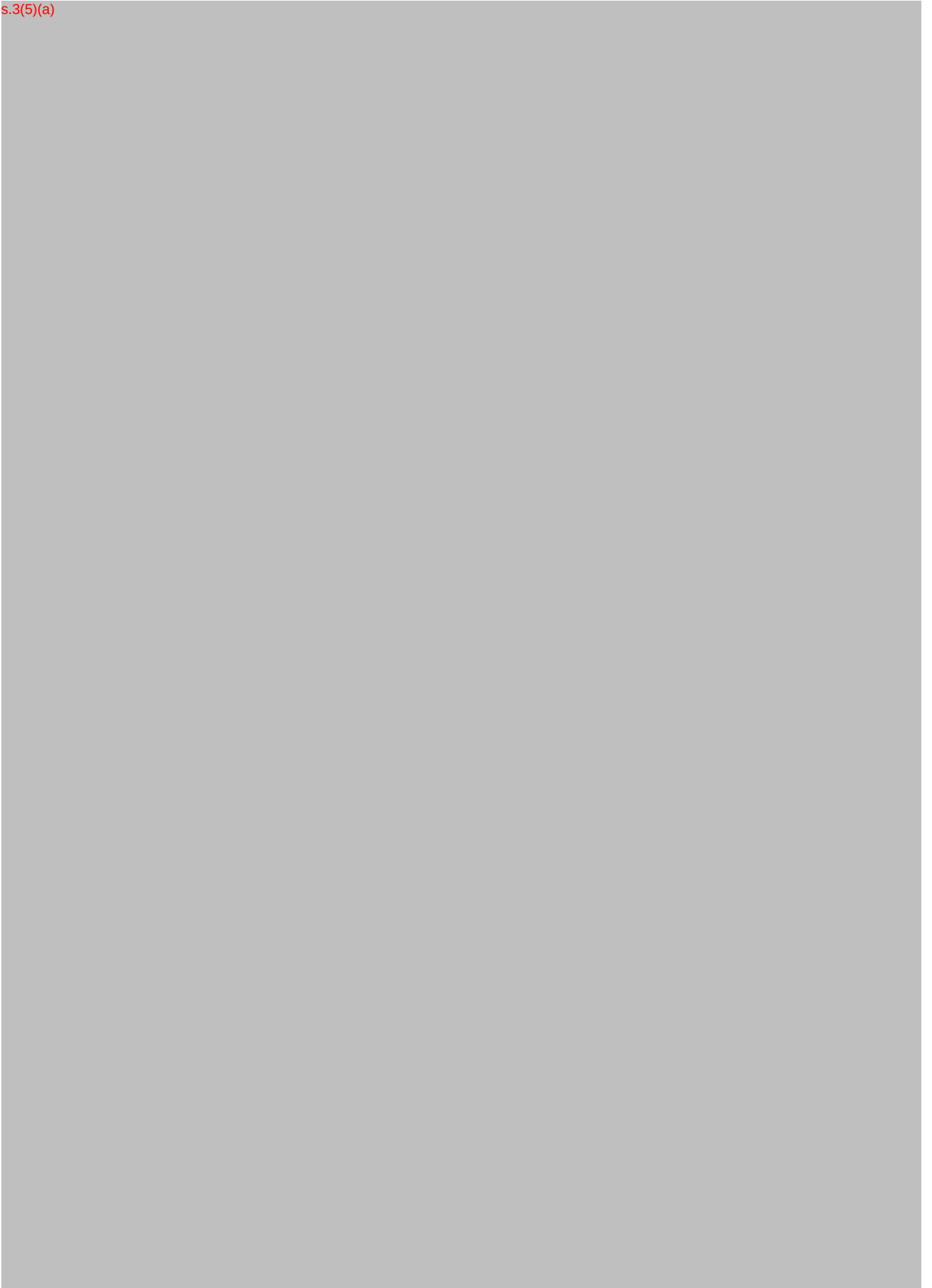
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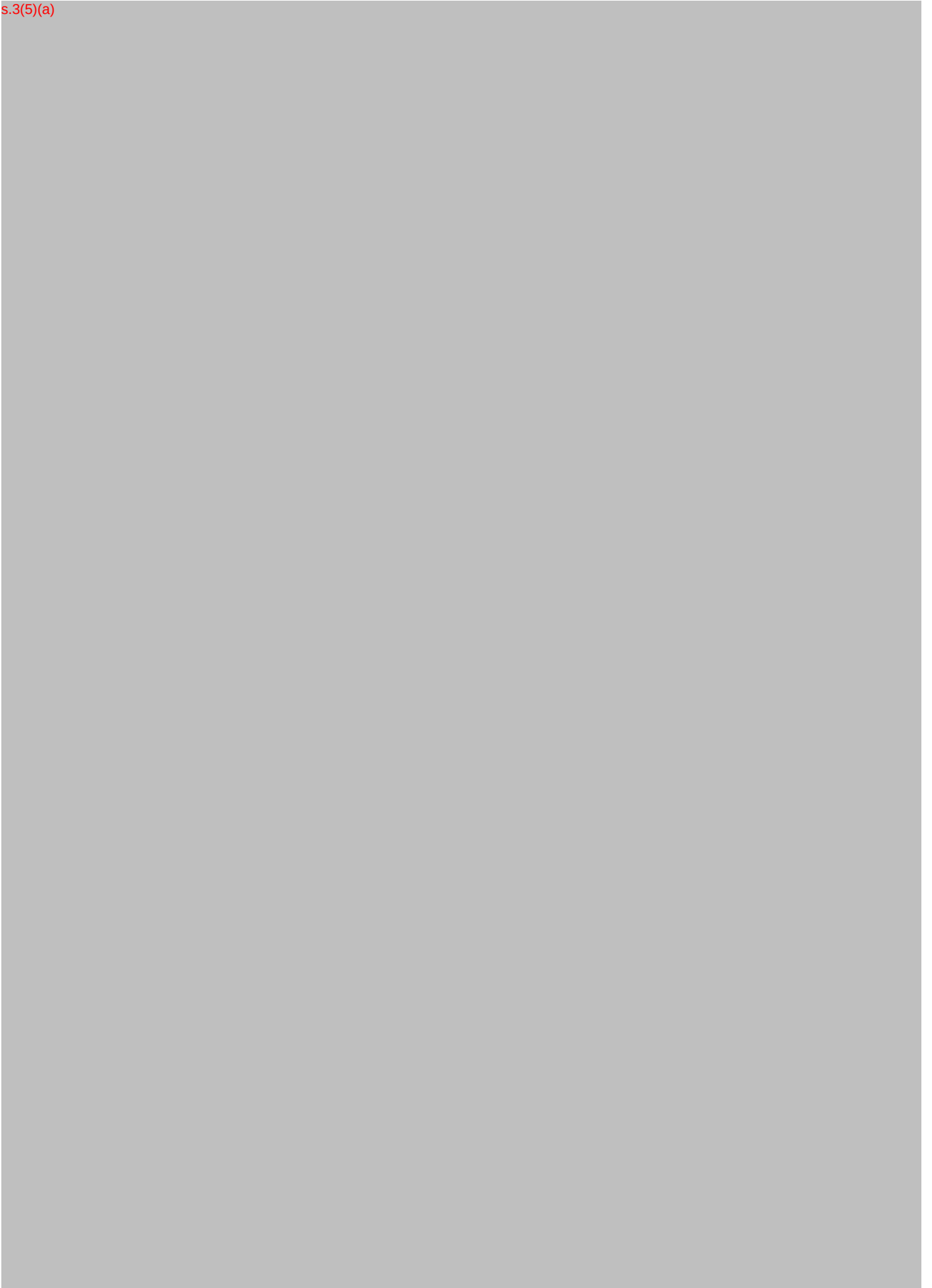
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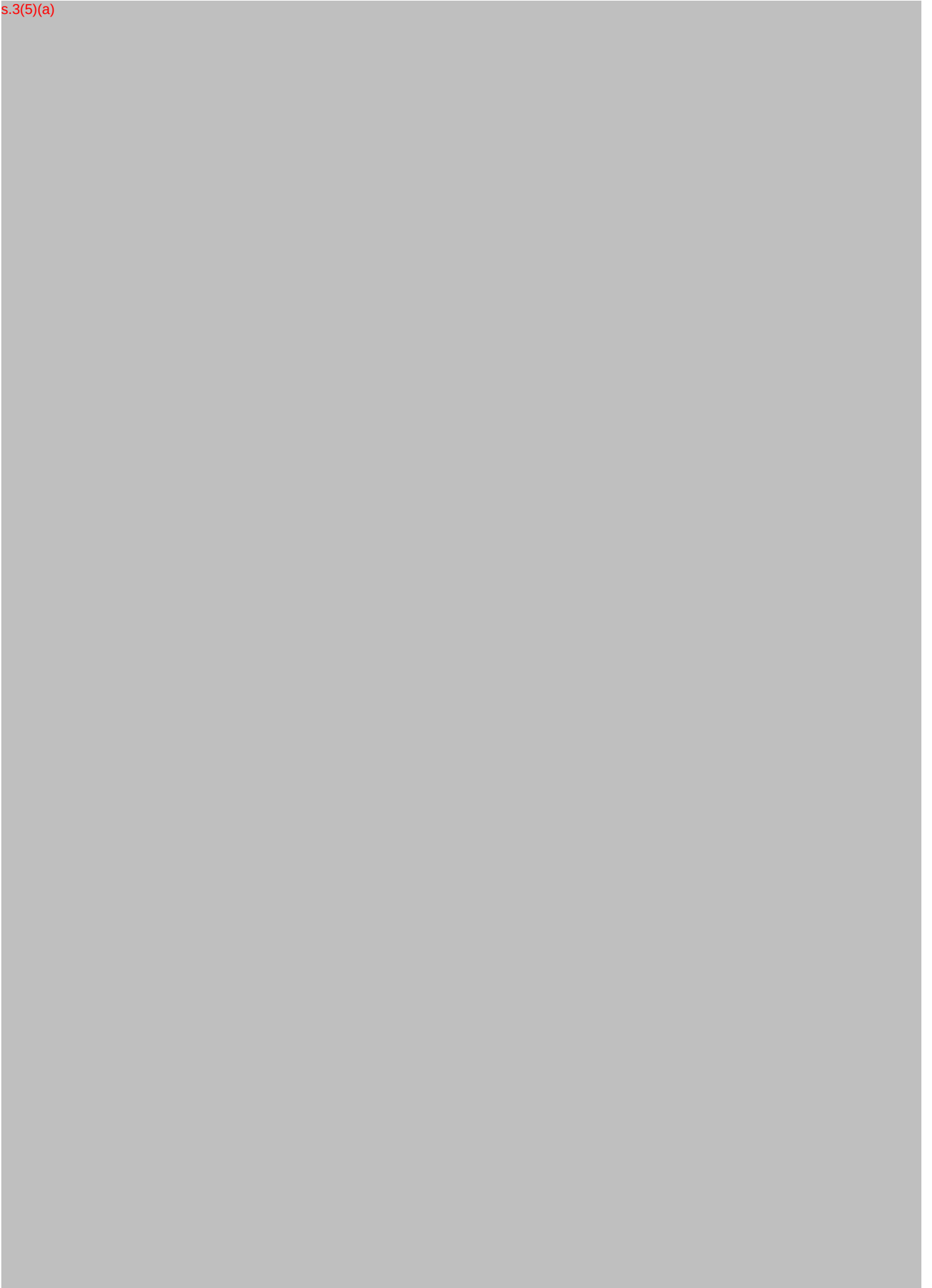
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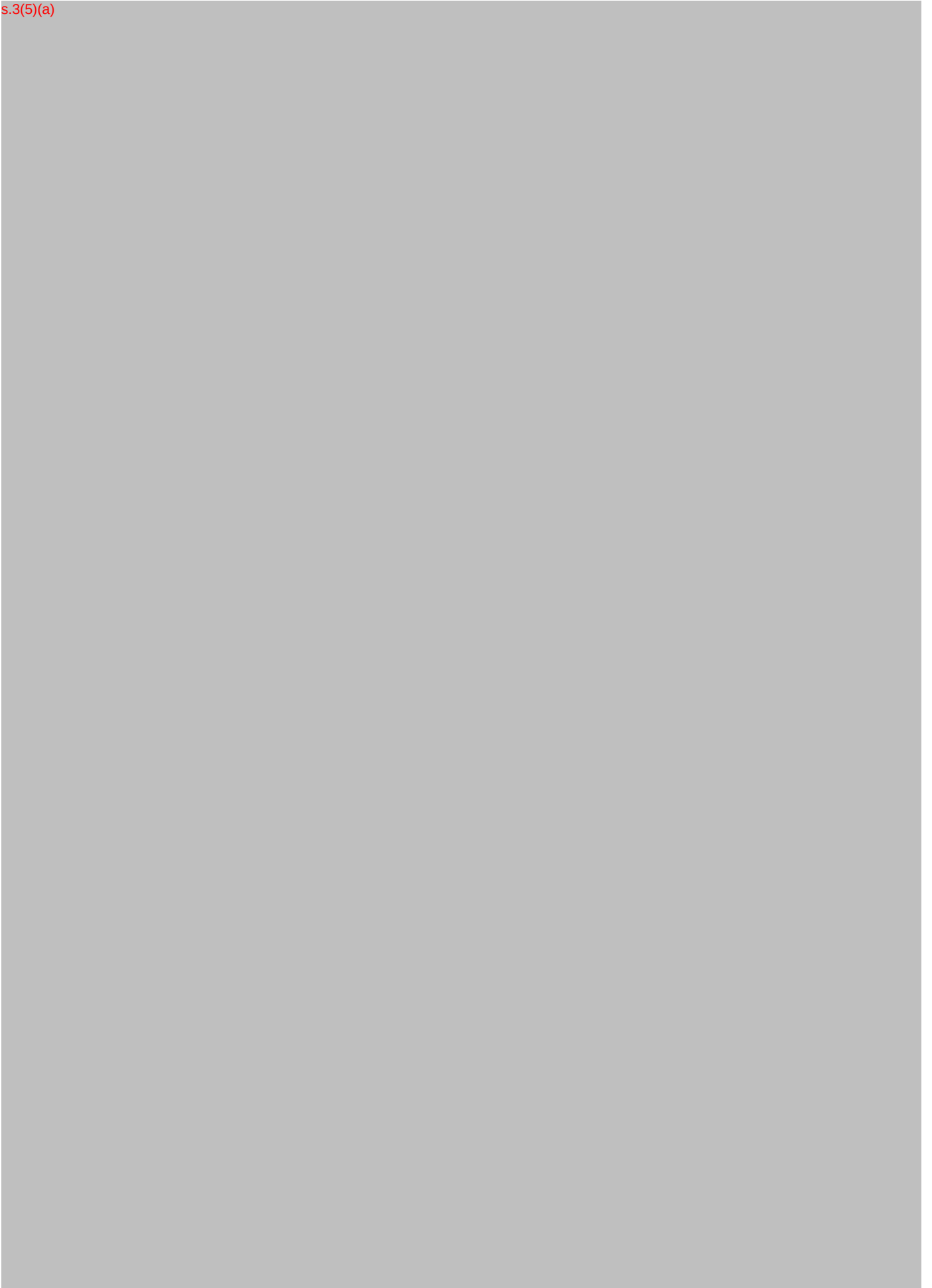
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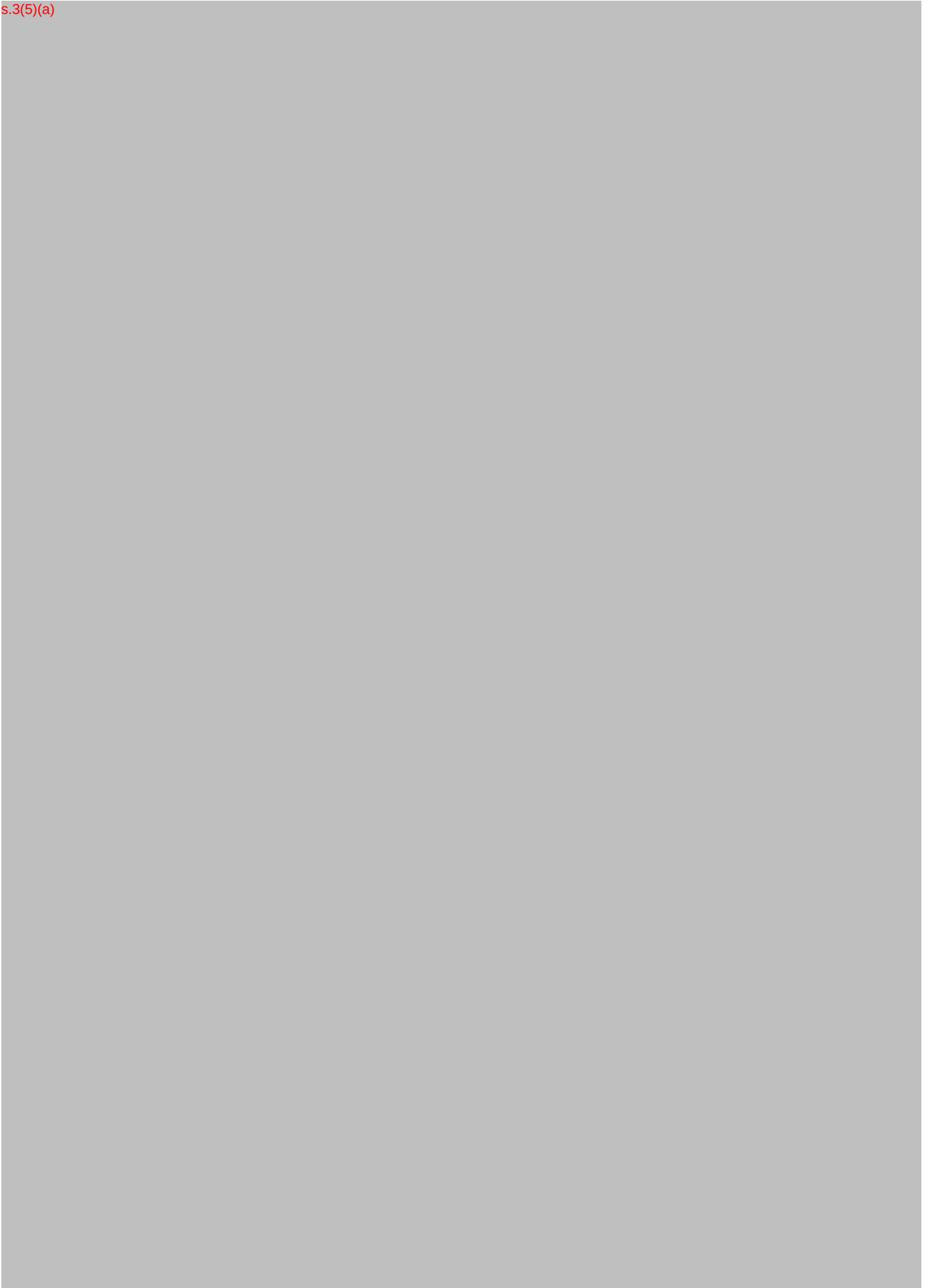
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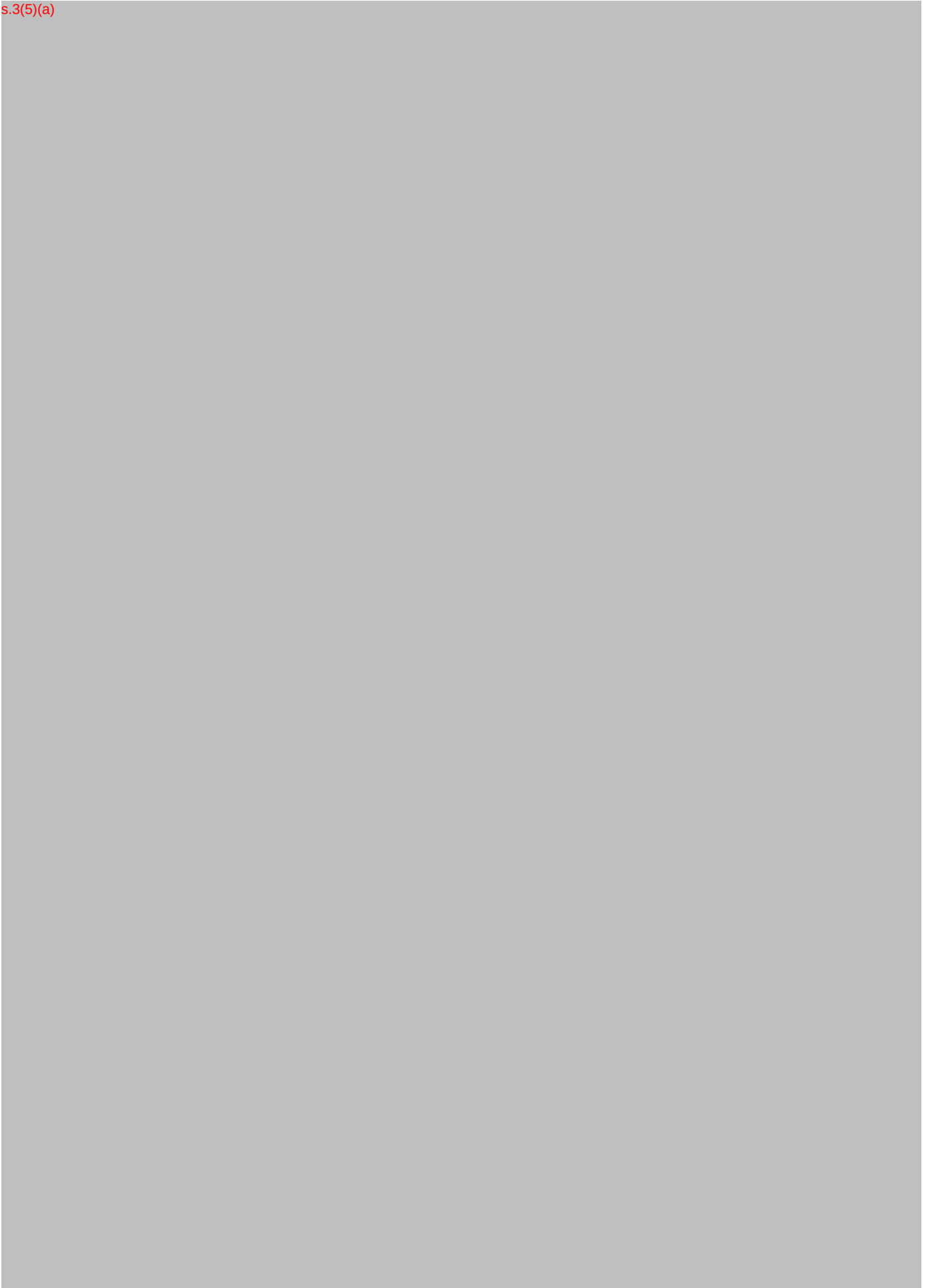
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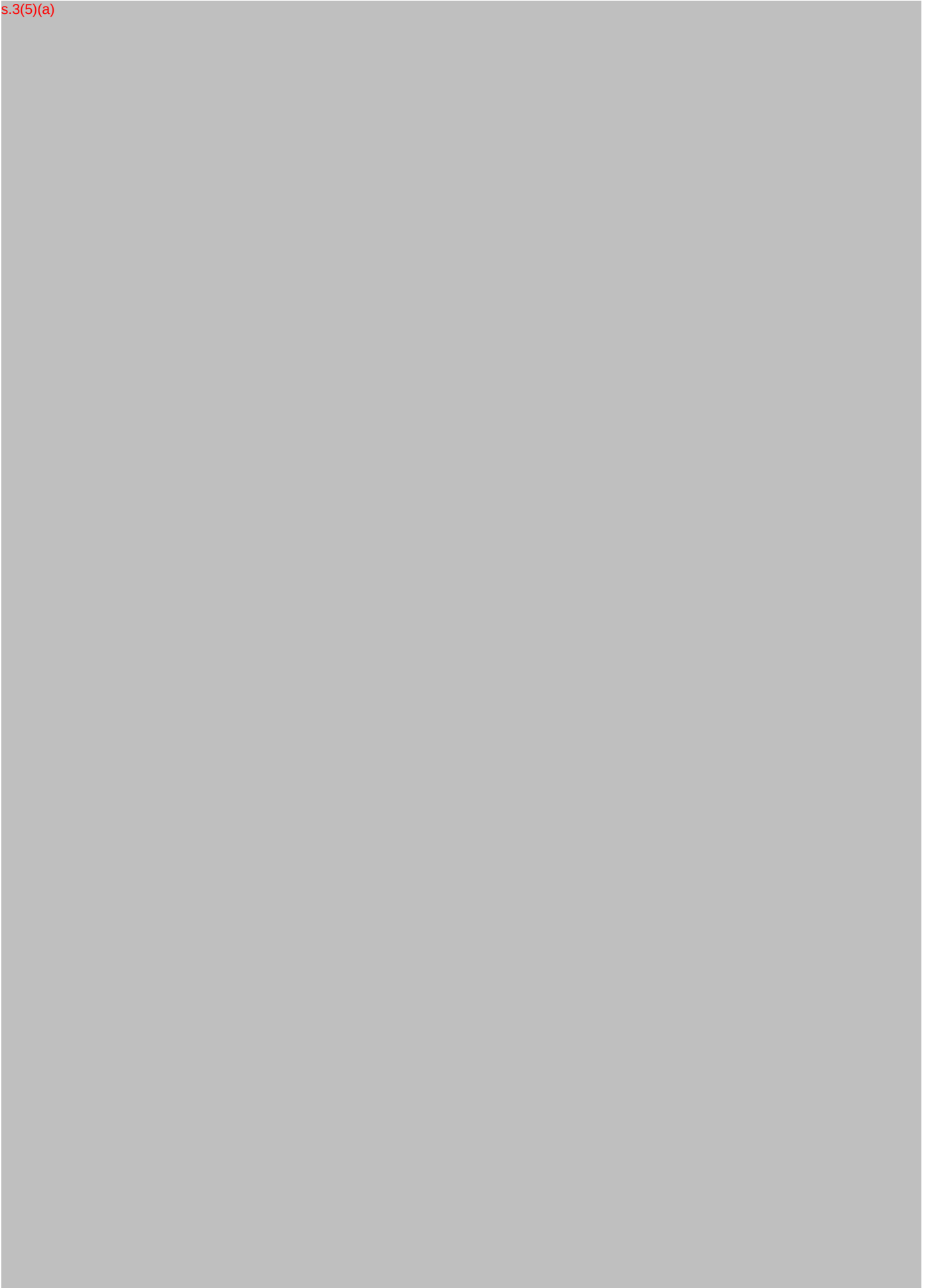
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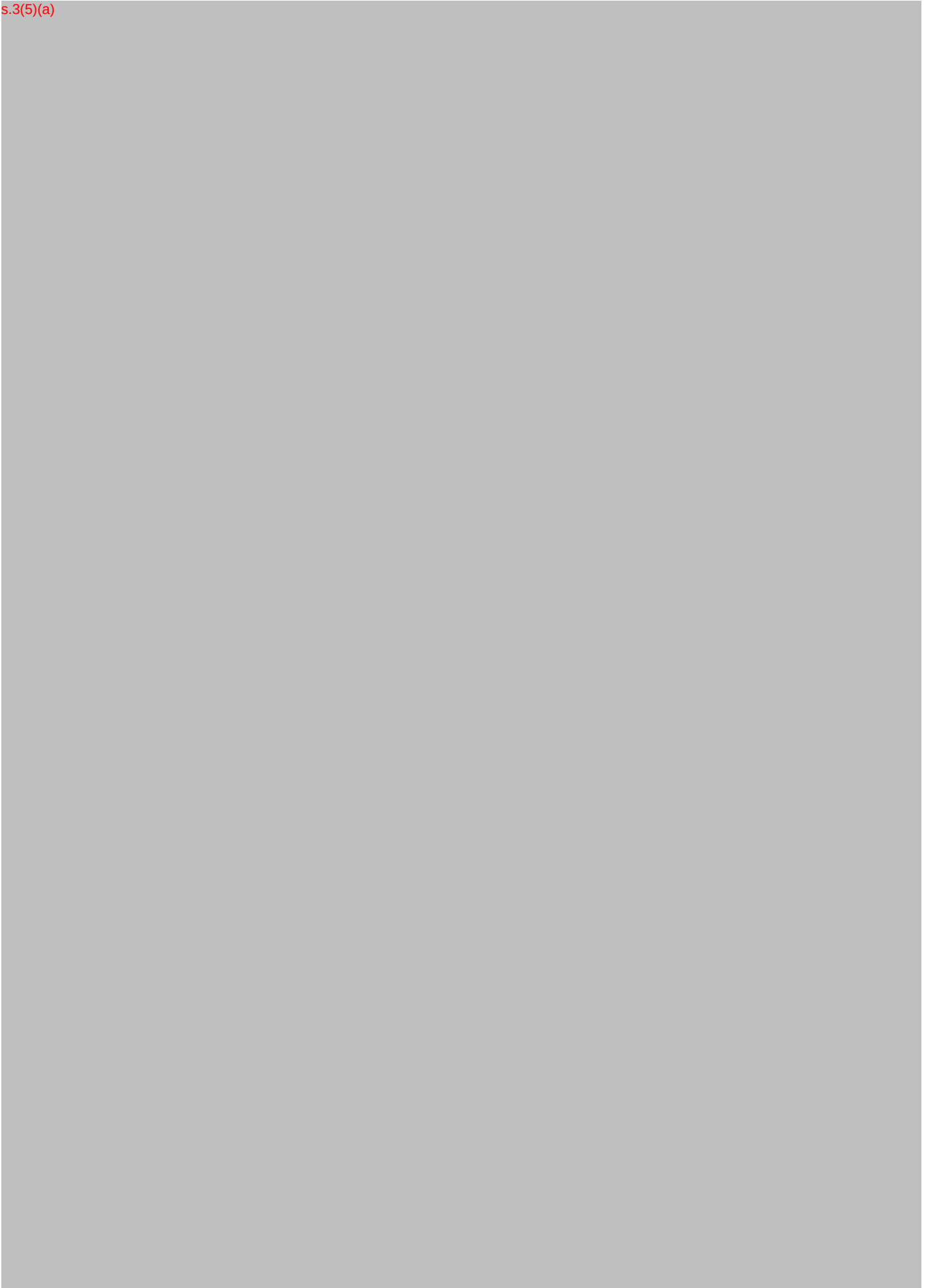
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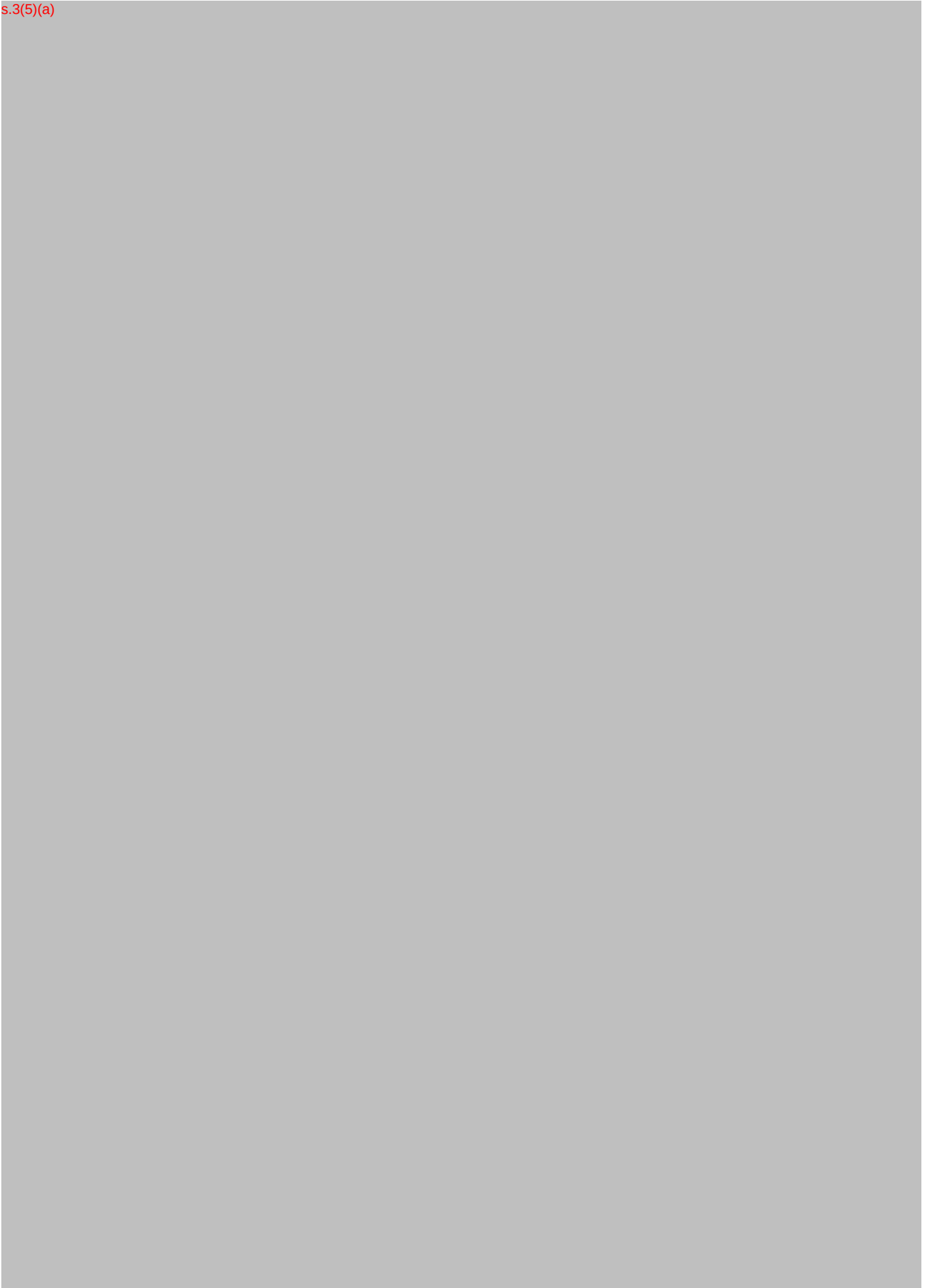
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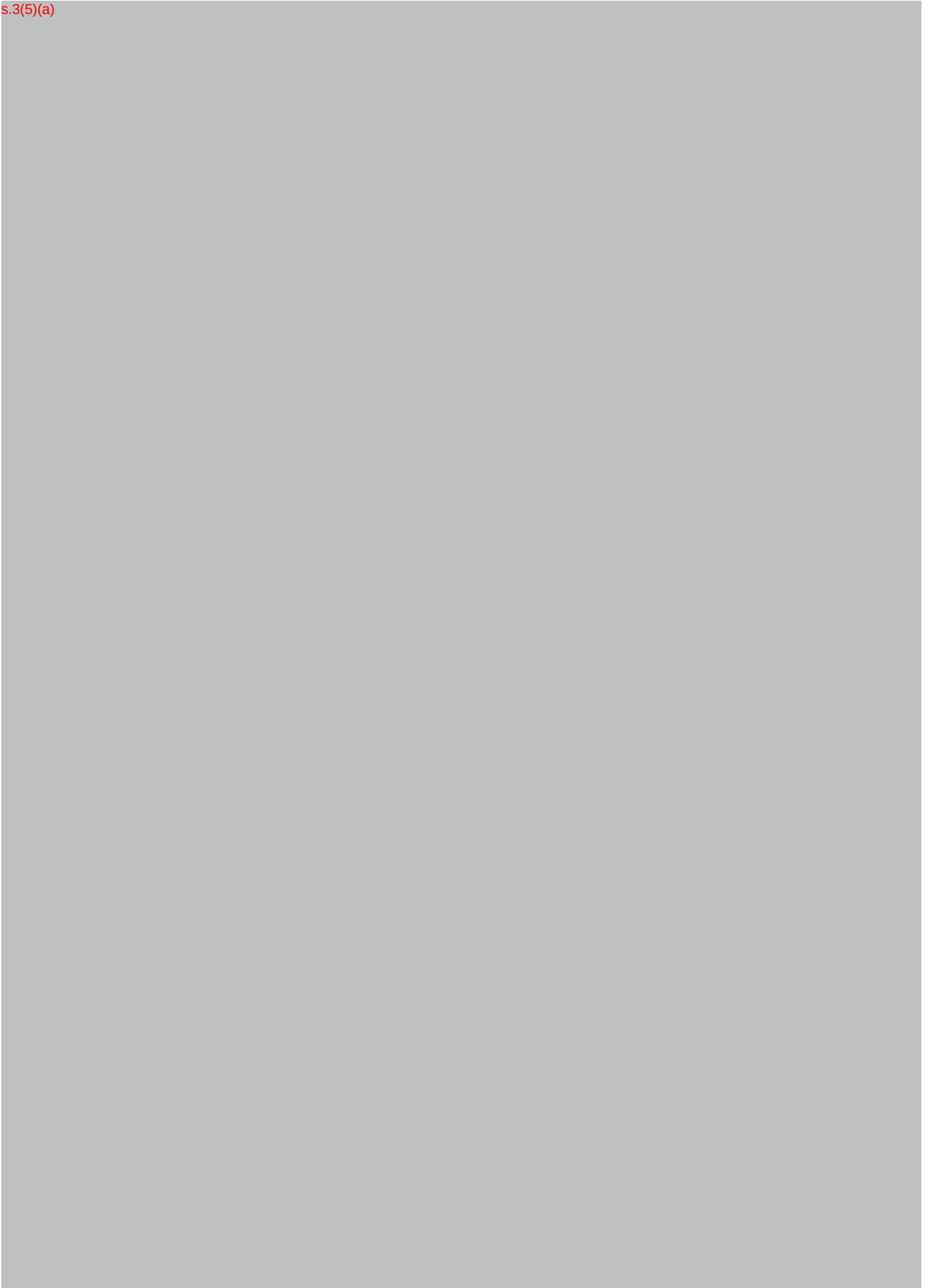
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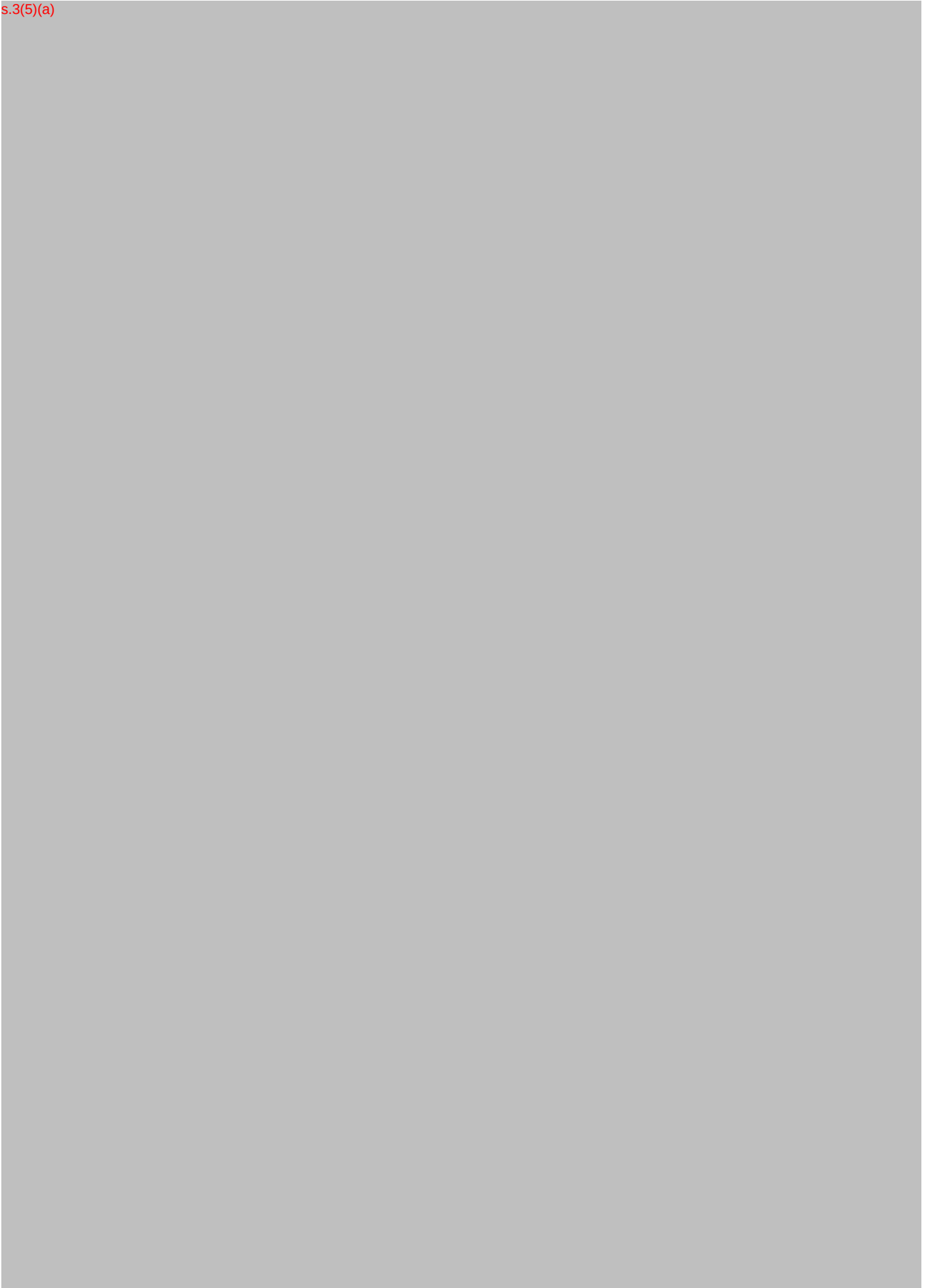
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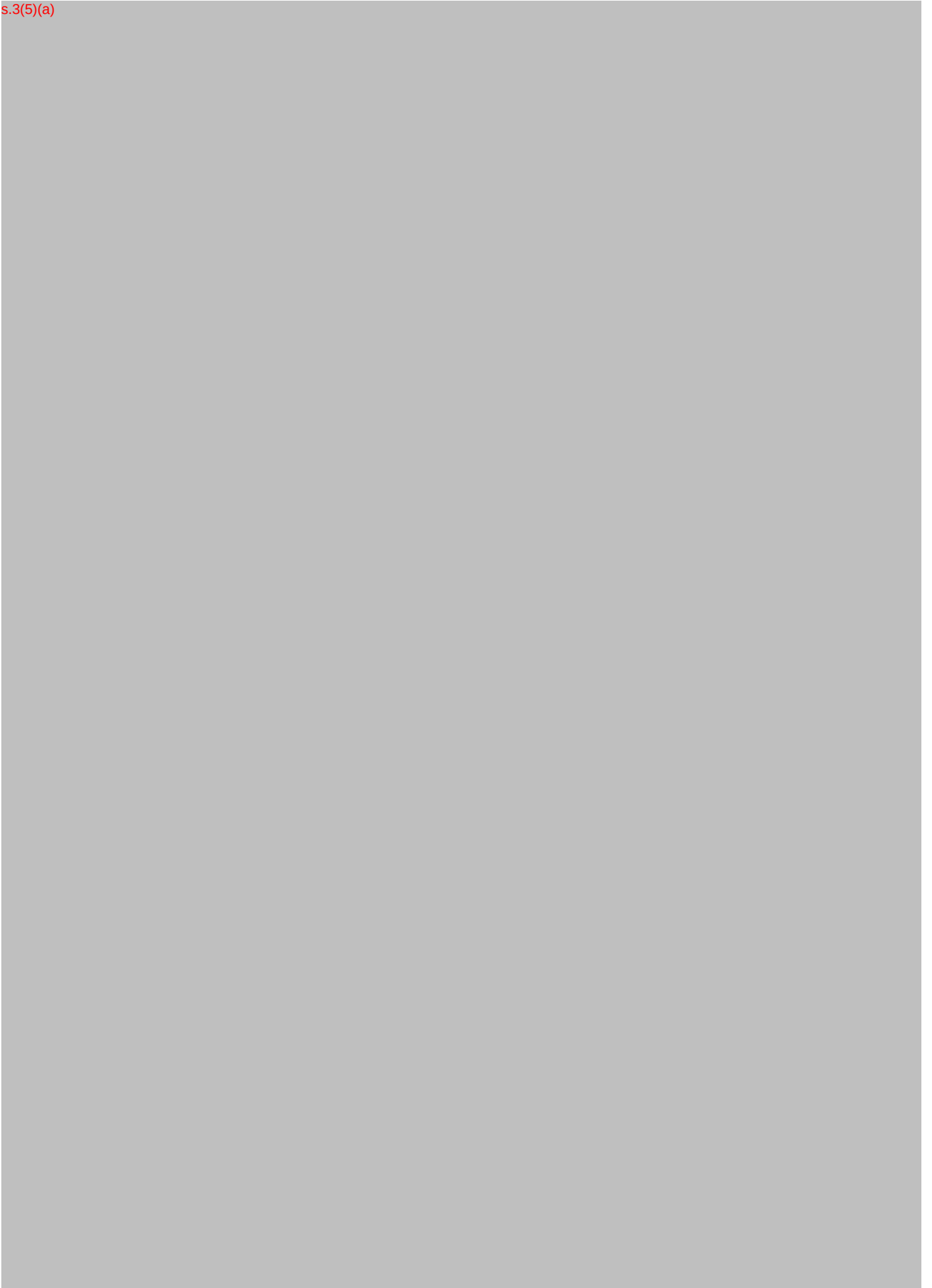
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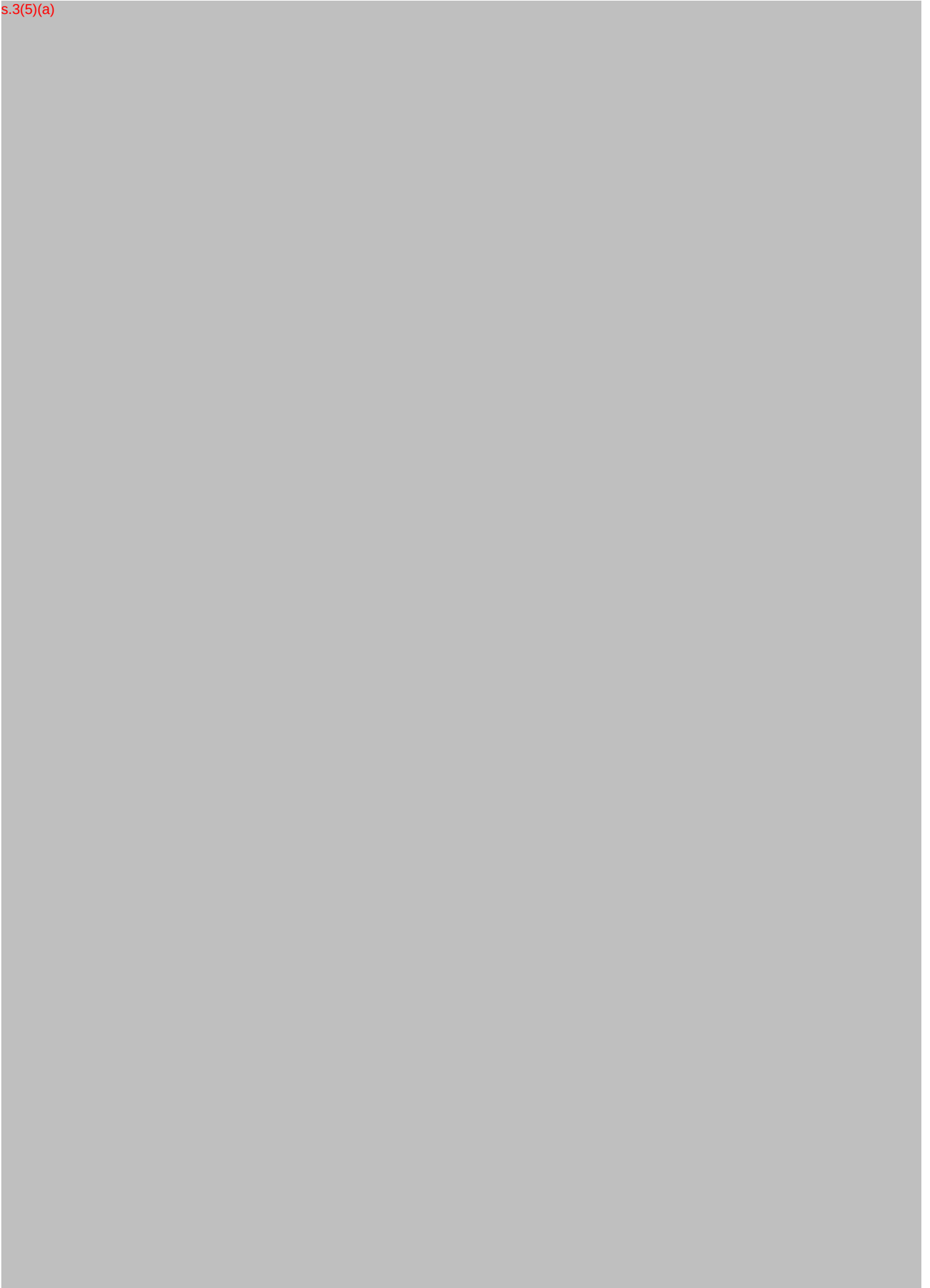
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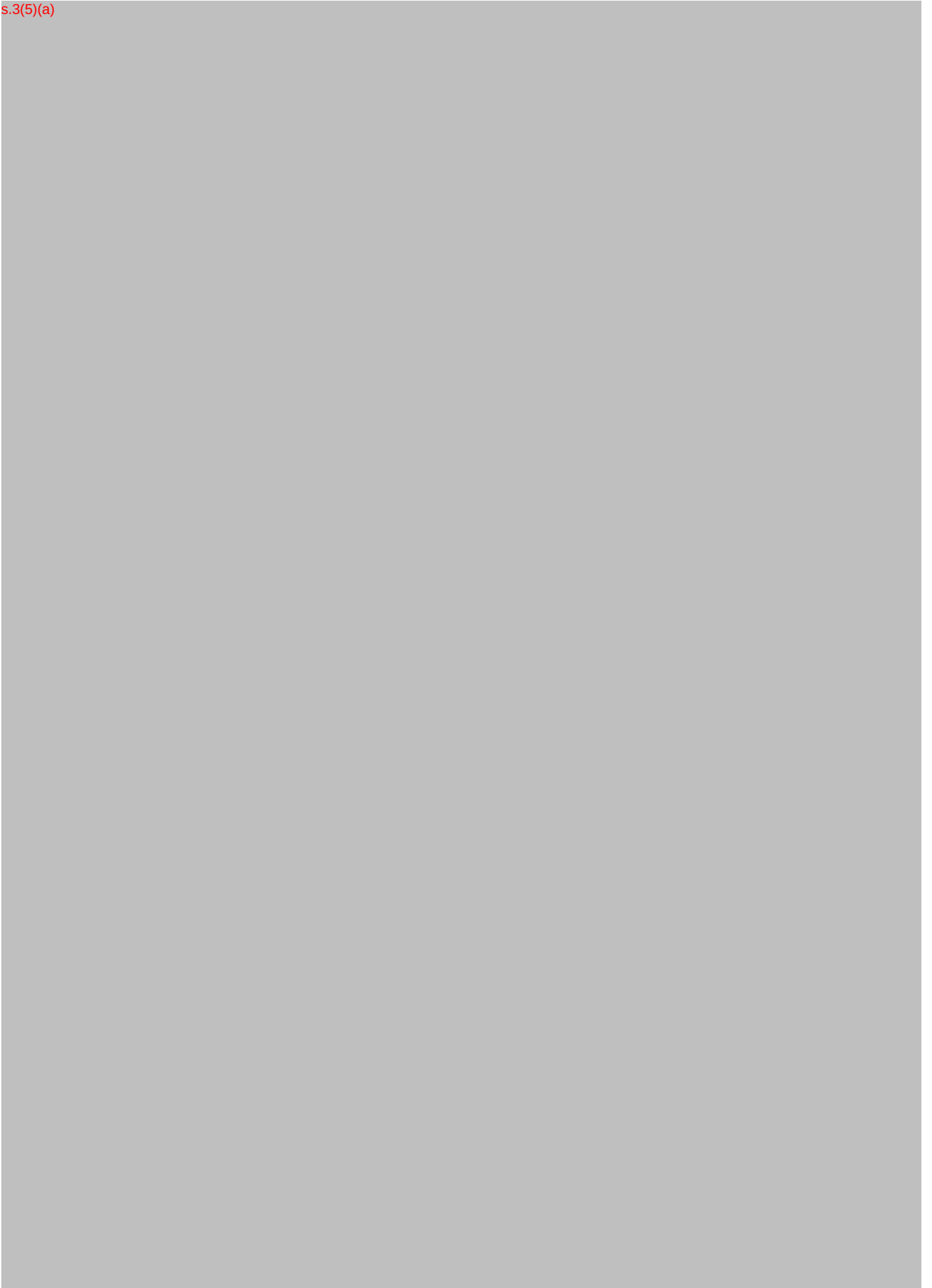
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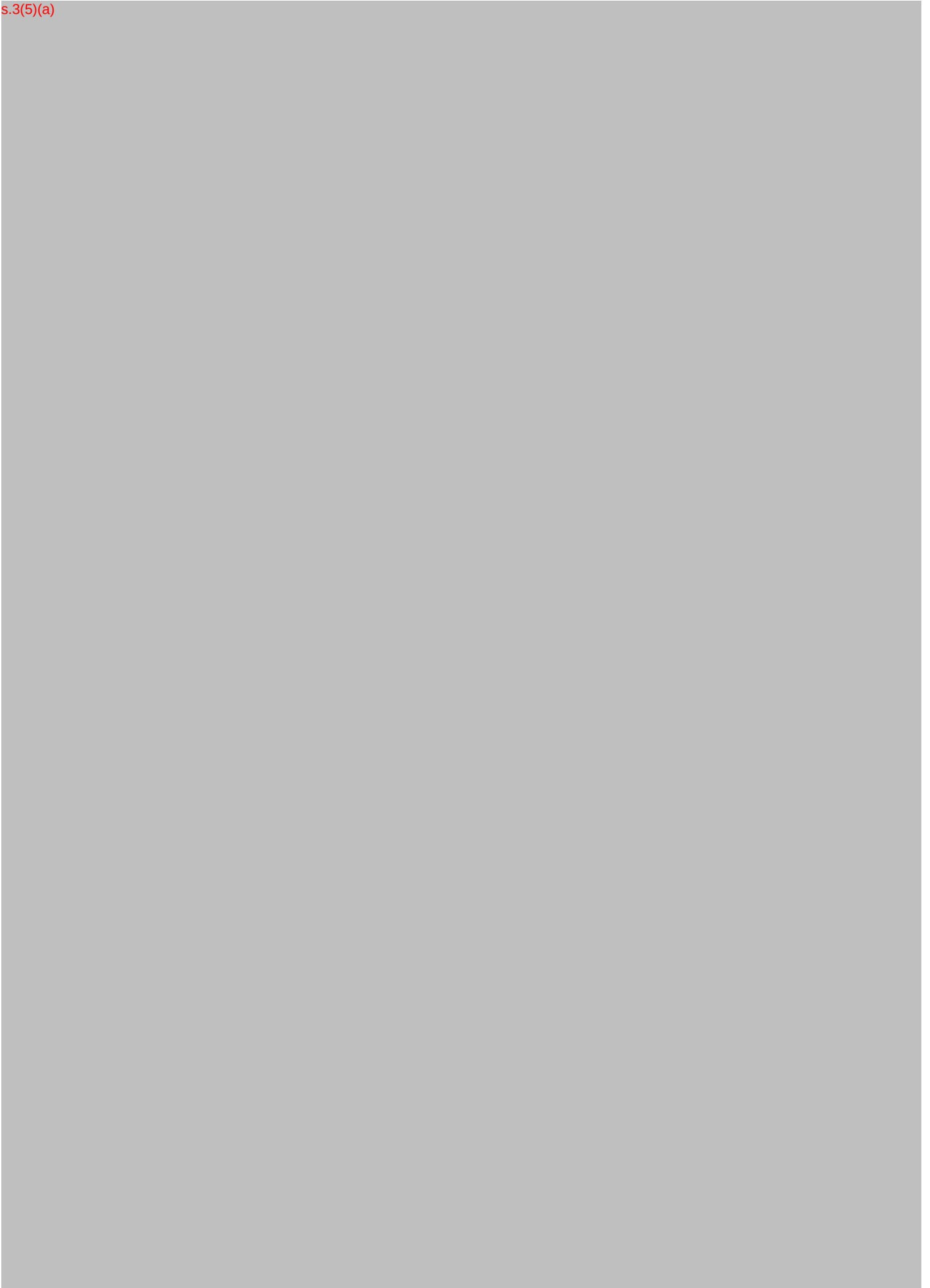
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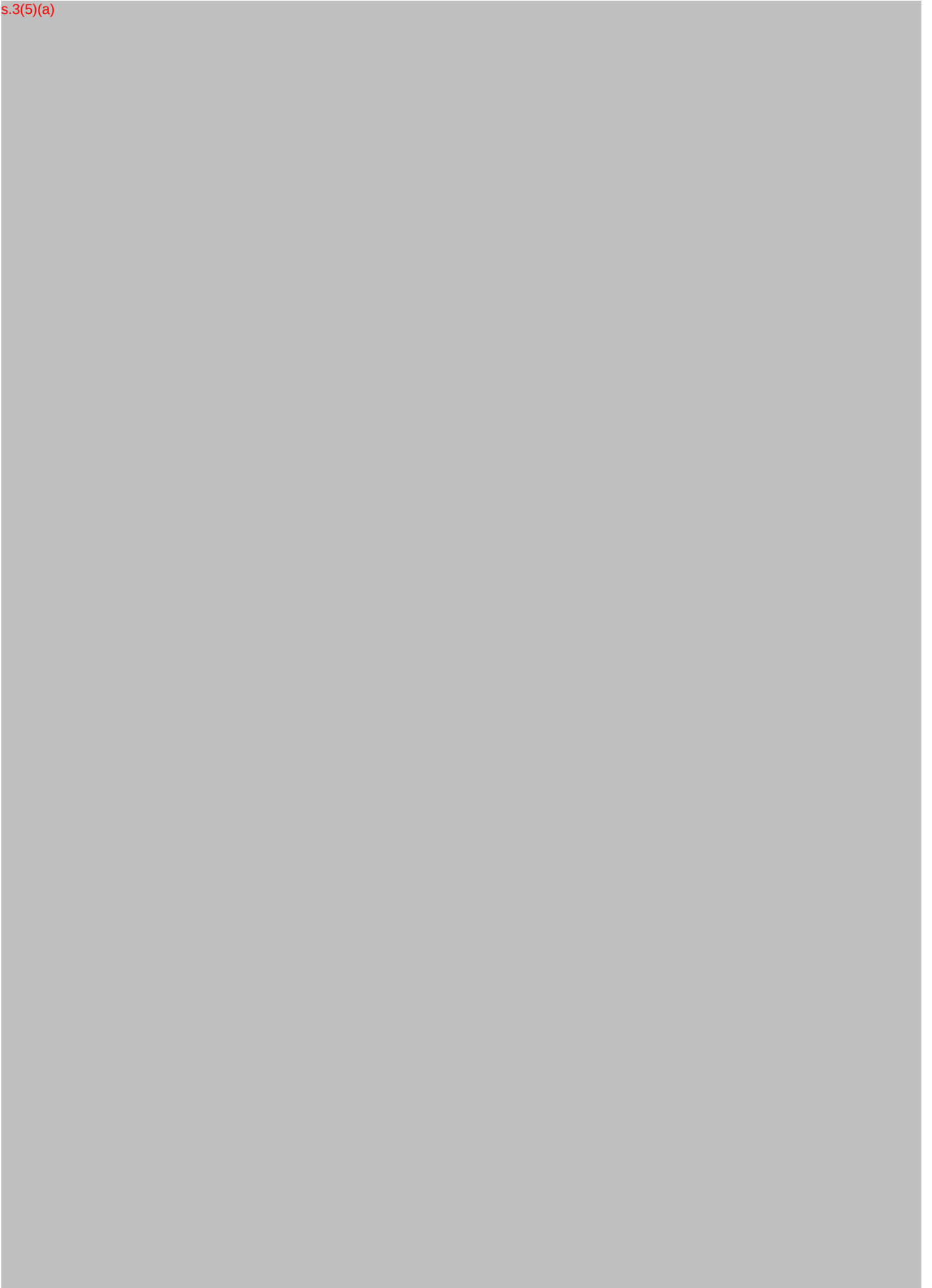
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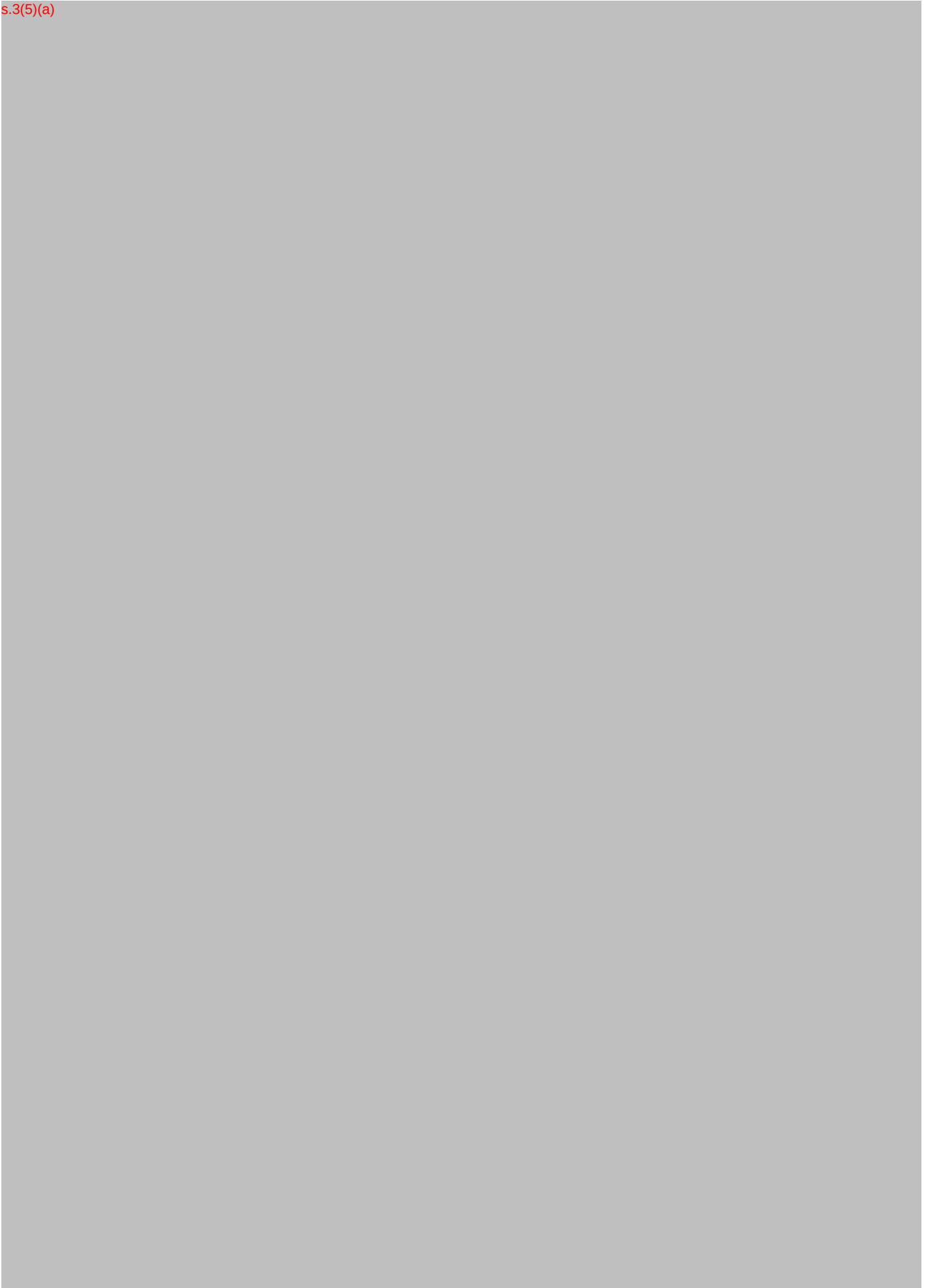
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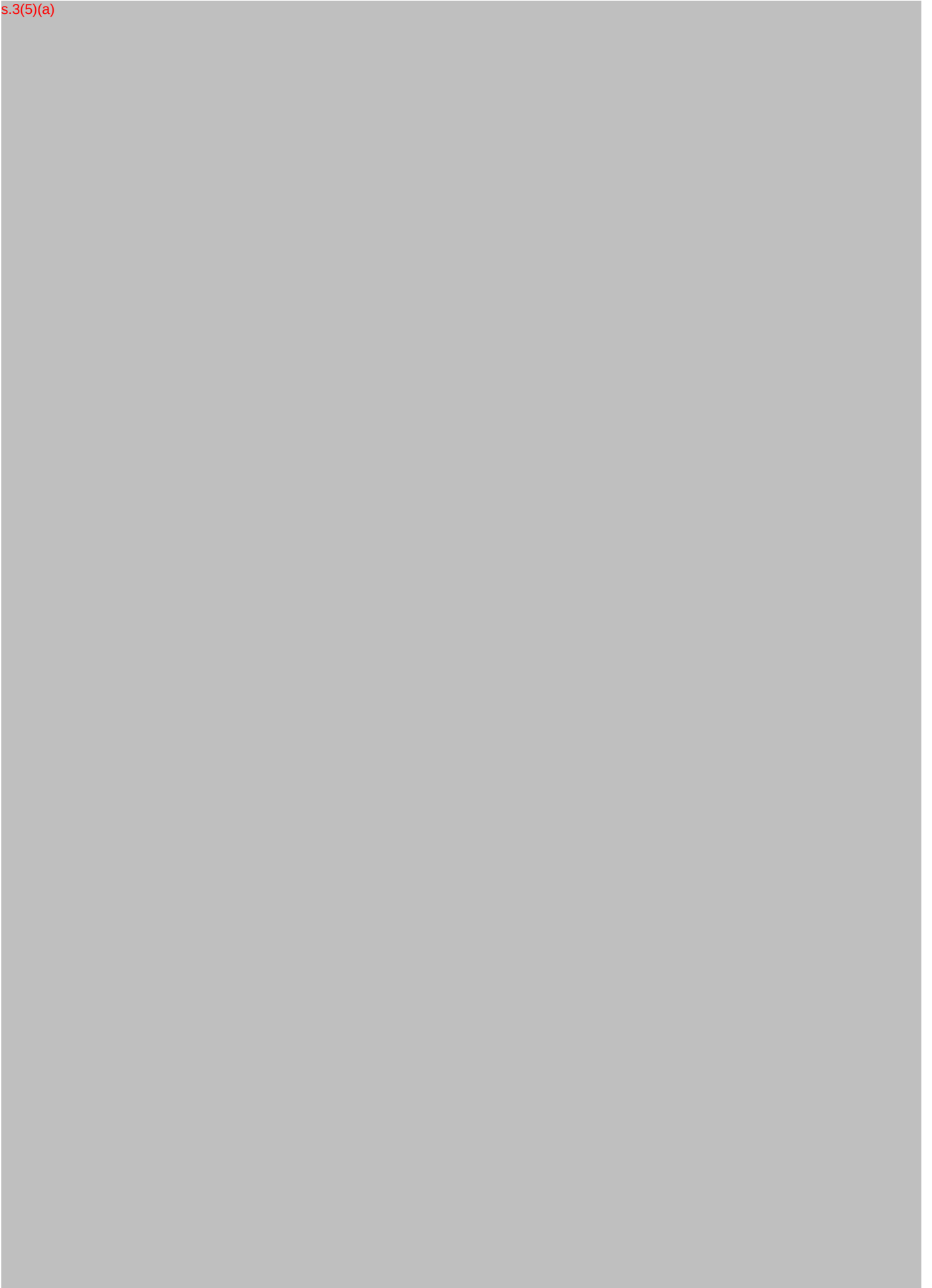
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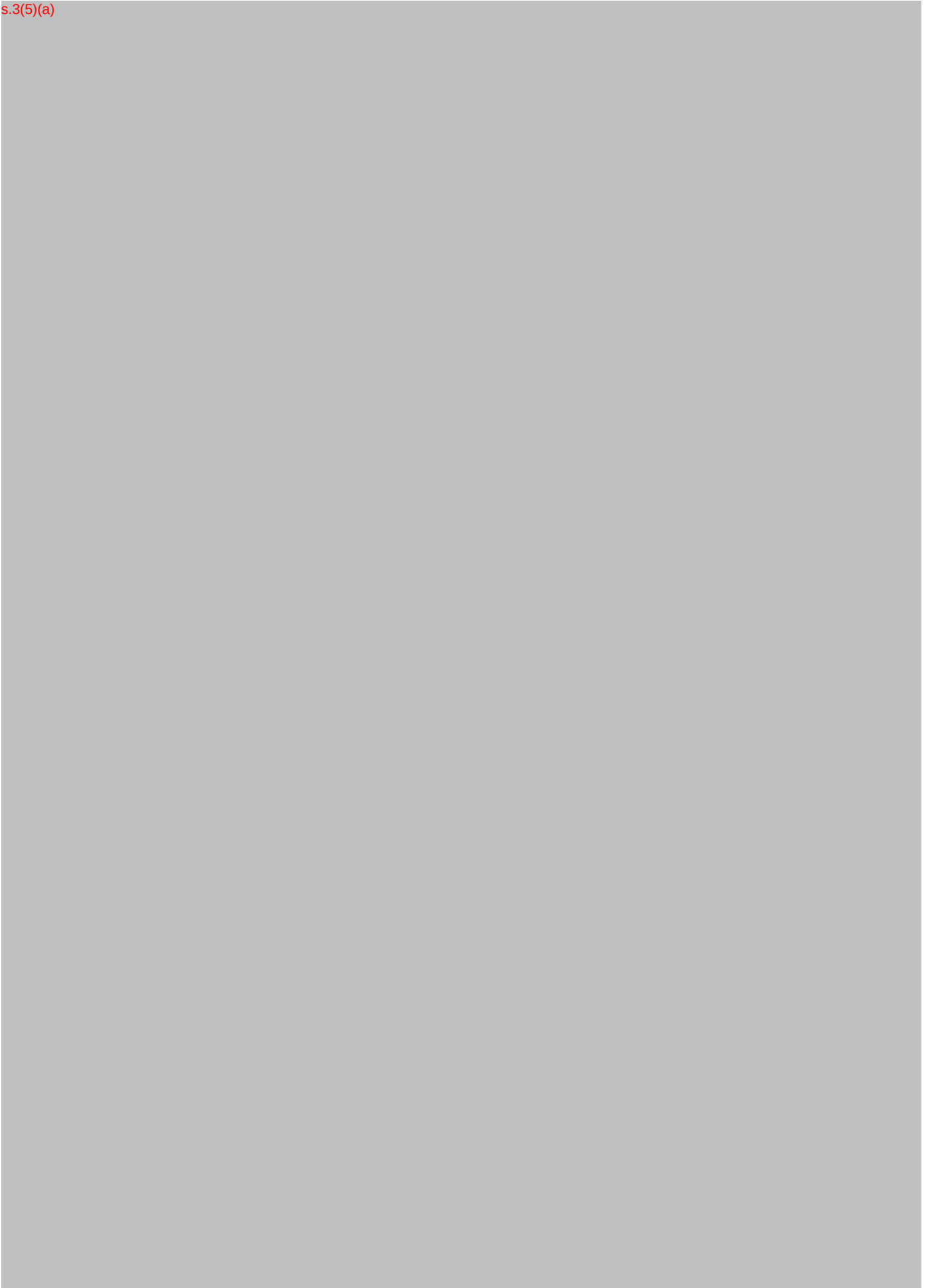
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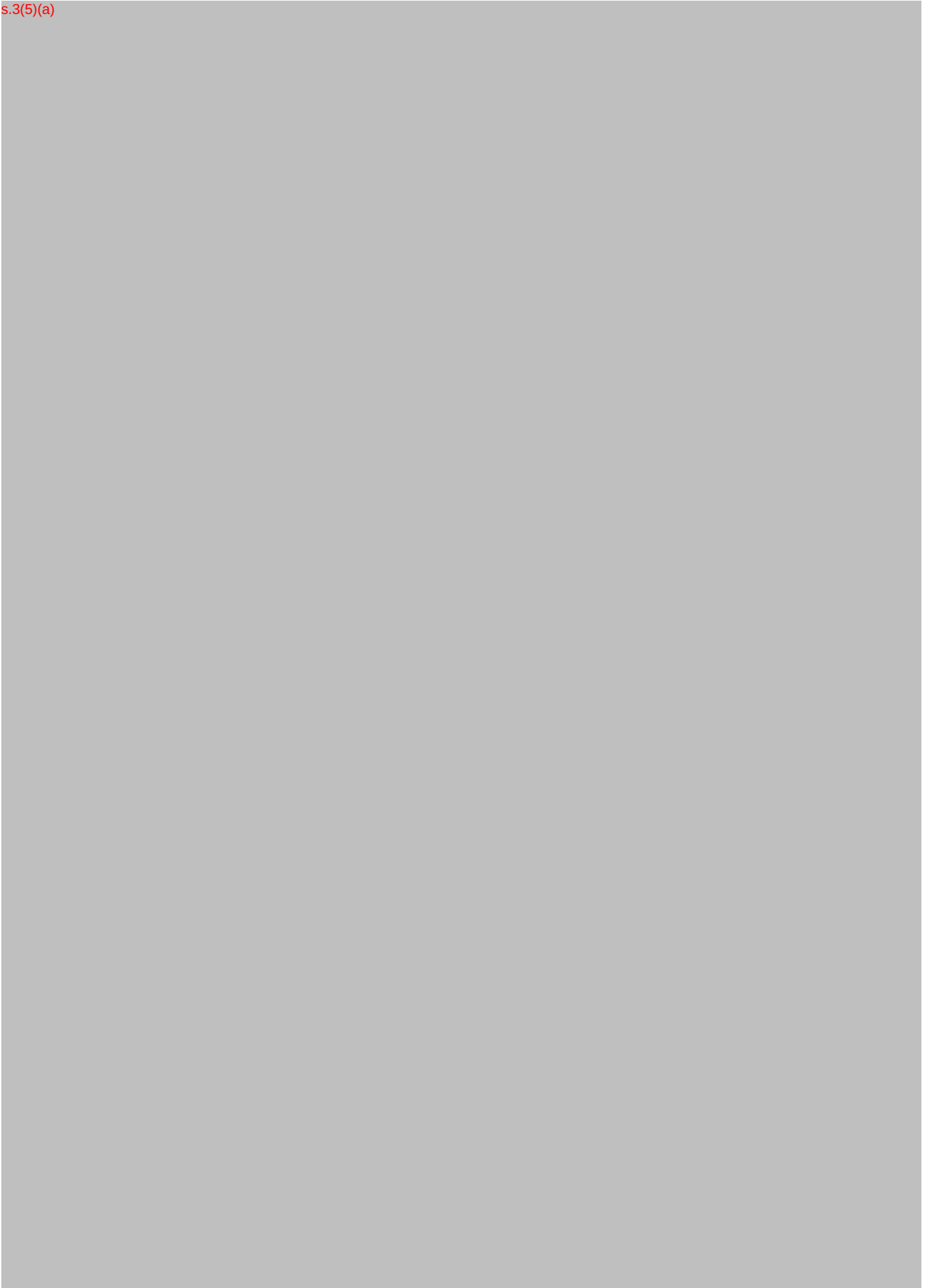
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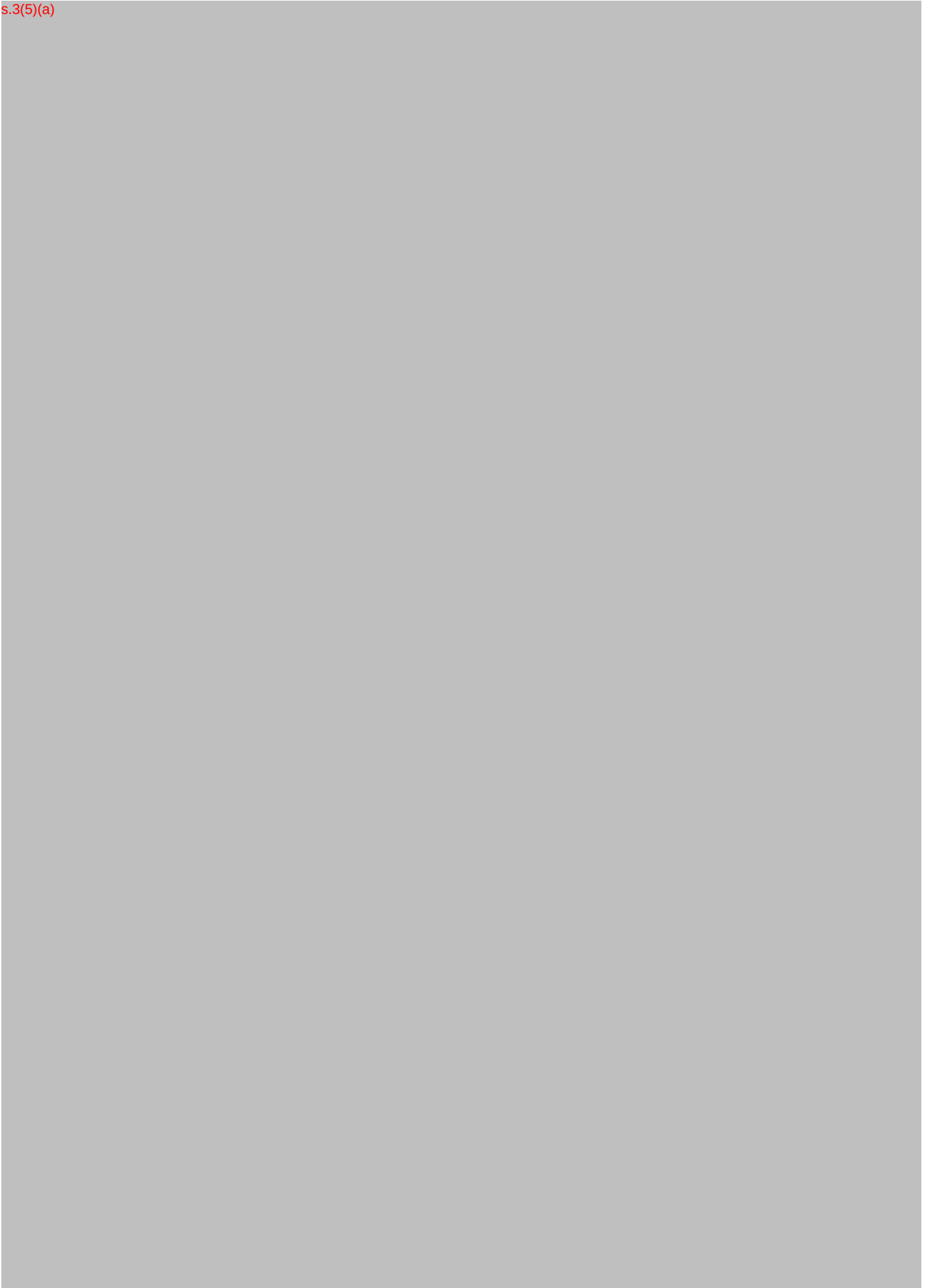
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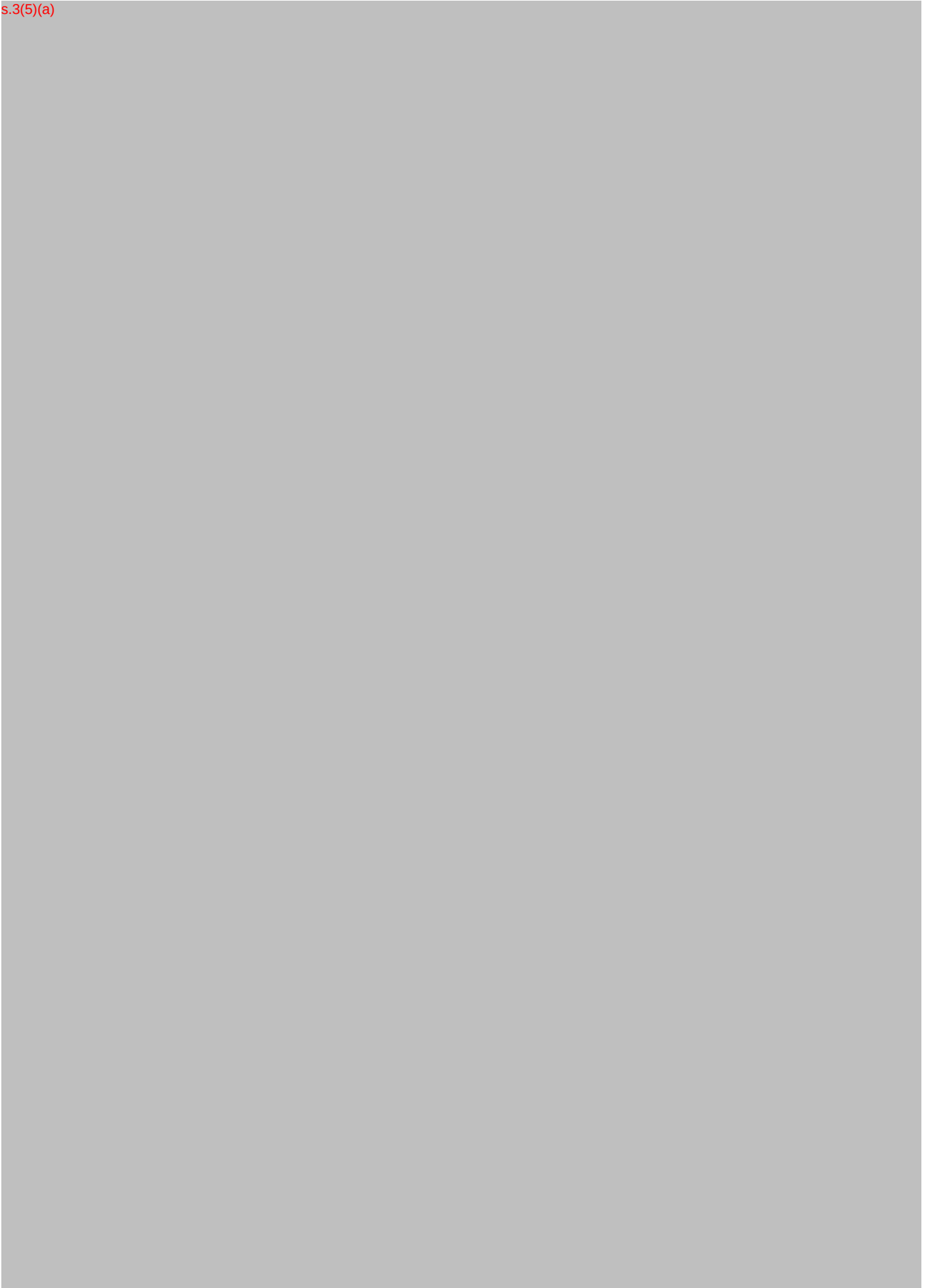
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s.3(5)(a)



s.3(5)(a)



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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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?

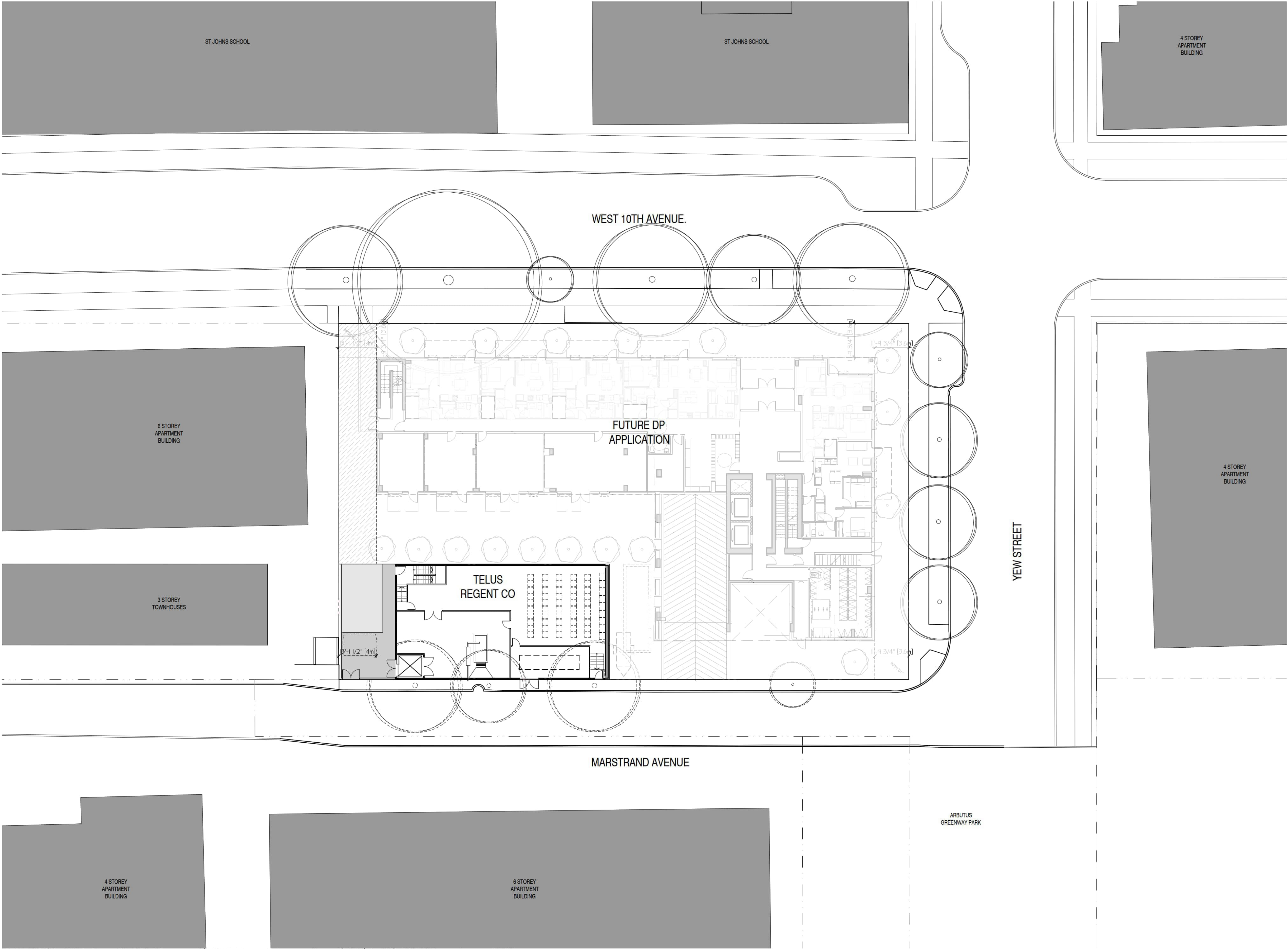
Thanks again for your continued efforts working on this complex file. We look forward to meeting with you next week.

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]
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CLIENT

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NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE

VANCOUVER, BC

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DATE NOV, 2024

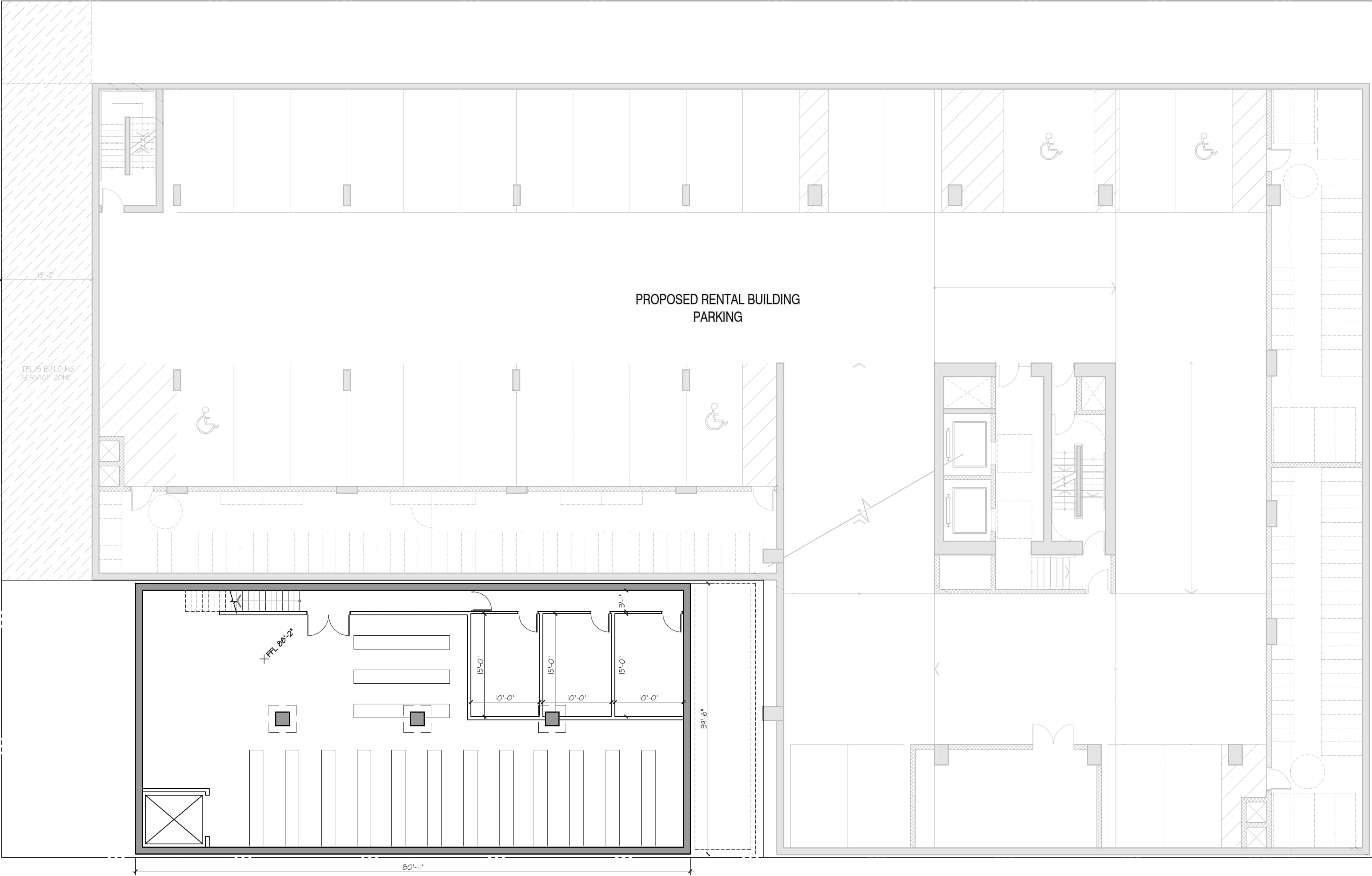
WEST 10TH AVENUE.

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NO. | DATE | ISSUE

NO. | DATE | REVISION



YEW STREET

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL P2

MARSTRAND AVENUE

A2.xx

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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL P1

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PROJECT A224606
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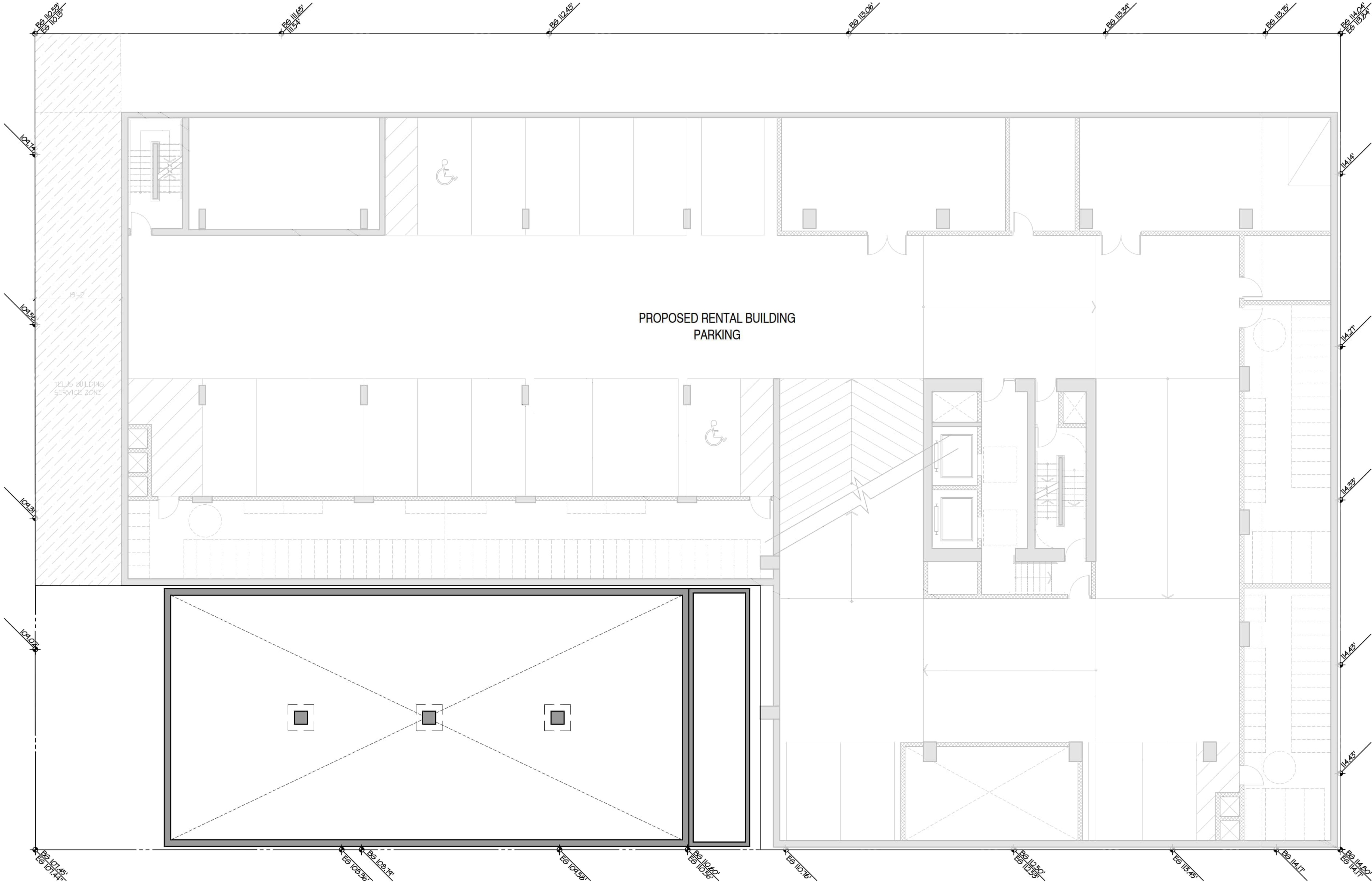
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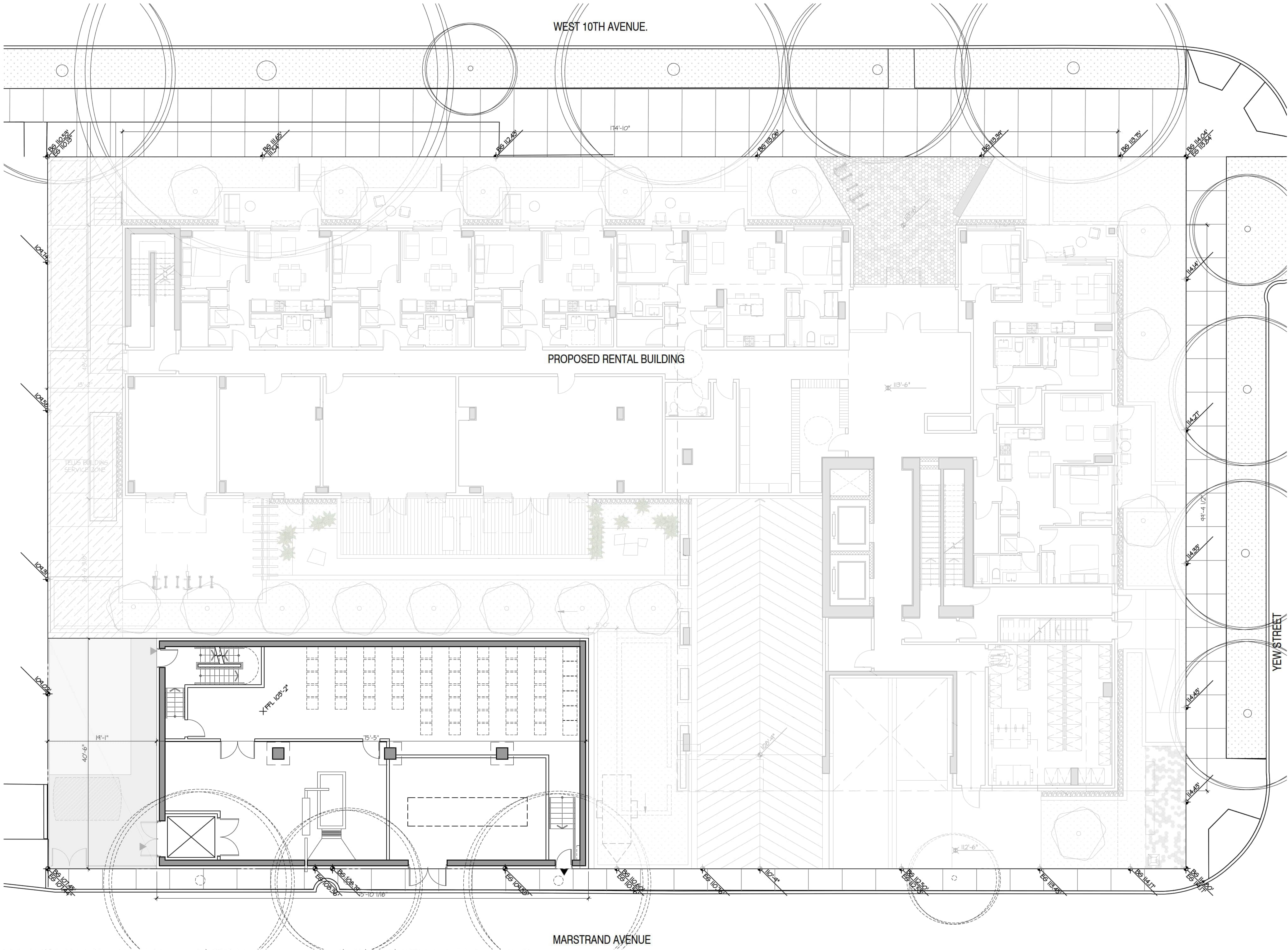
City of Vancouver - FOI 2026-037 - Page 67 of 81

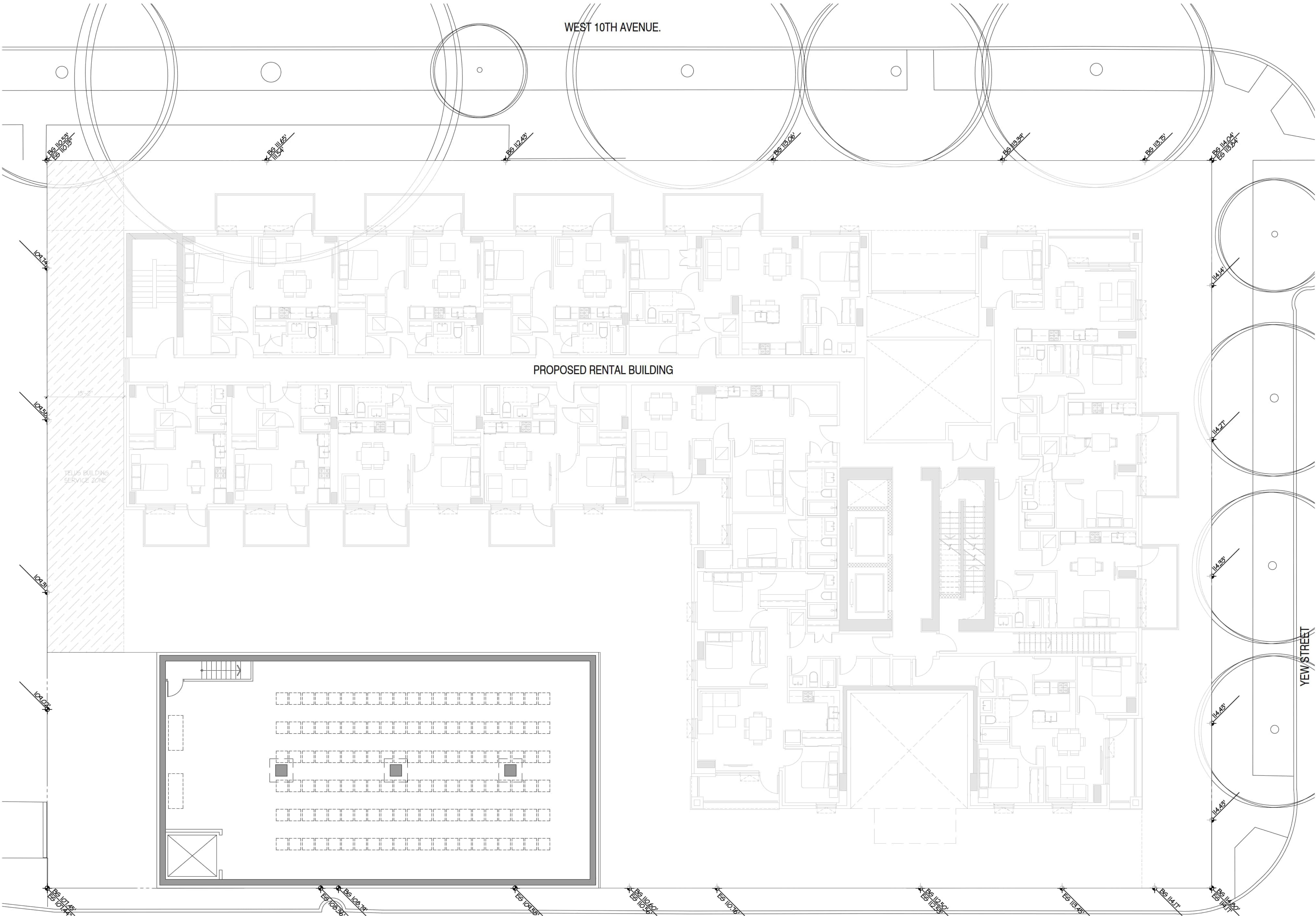
WEST 10TH AVENUE.

MARSTRAND AVENUE

YEW STREET







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NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 2

A2.XX

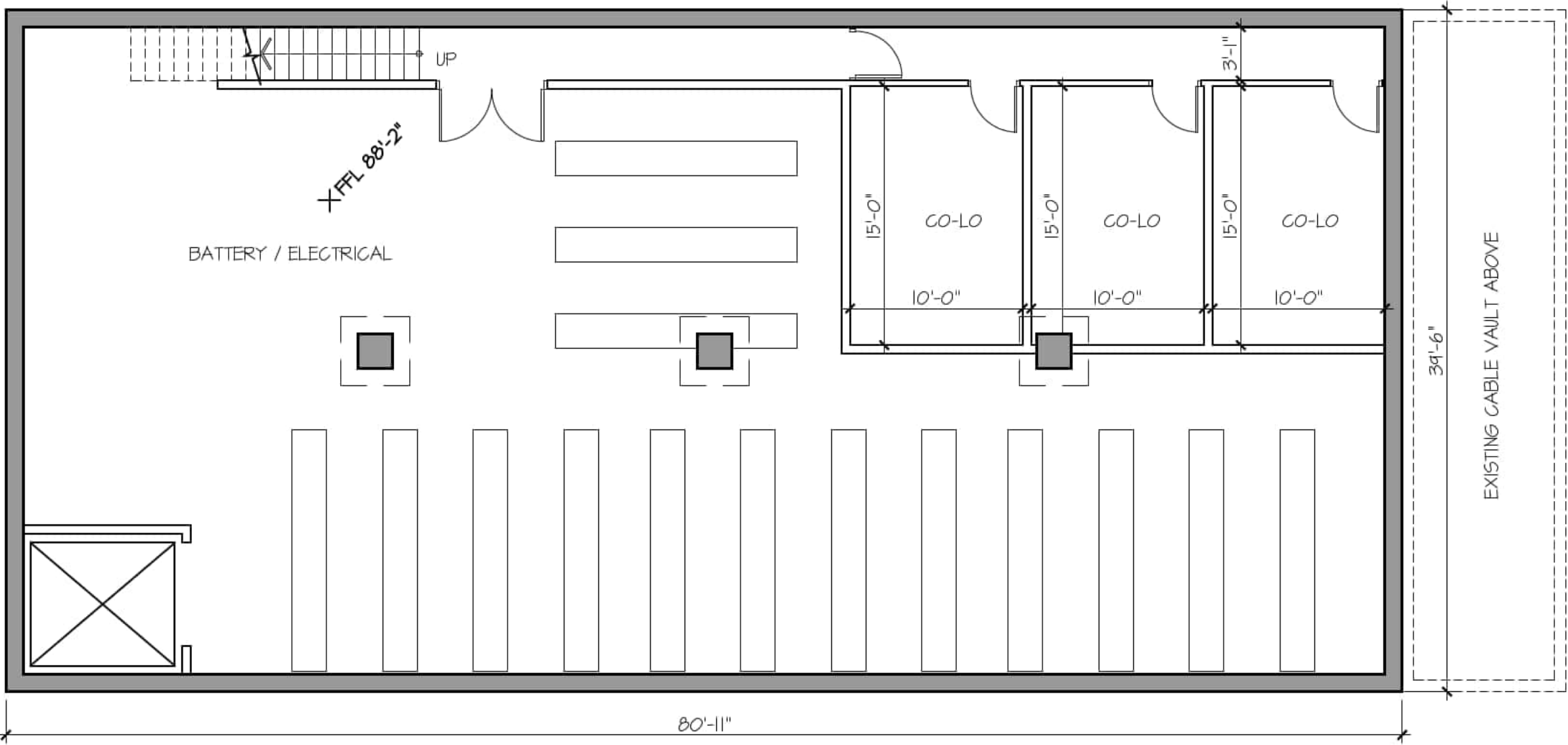
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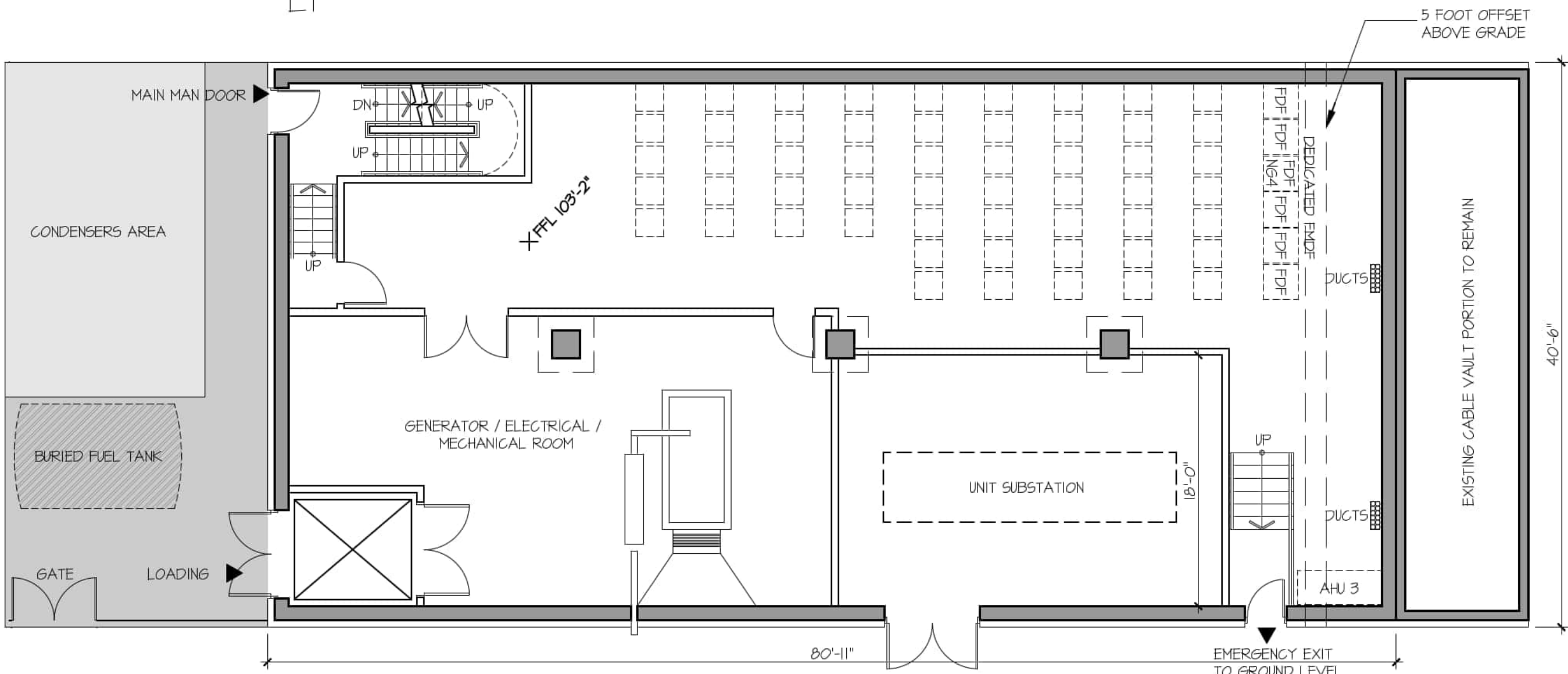
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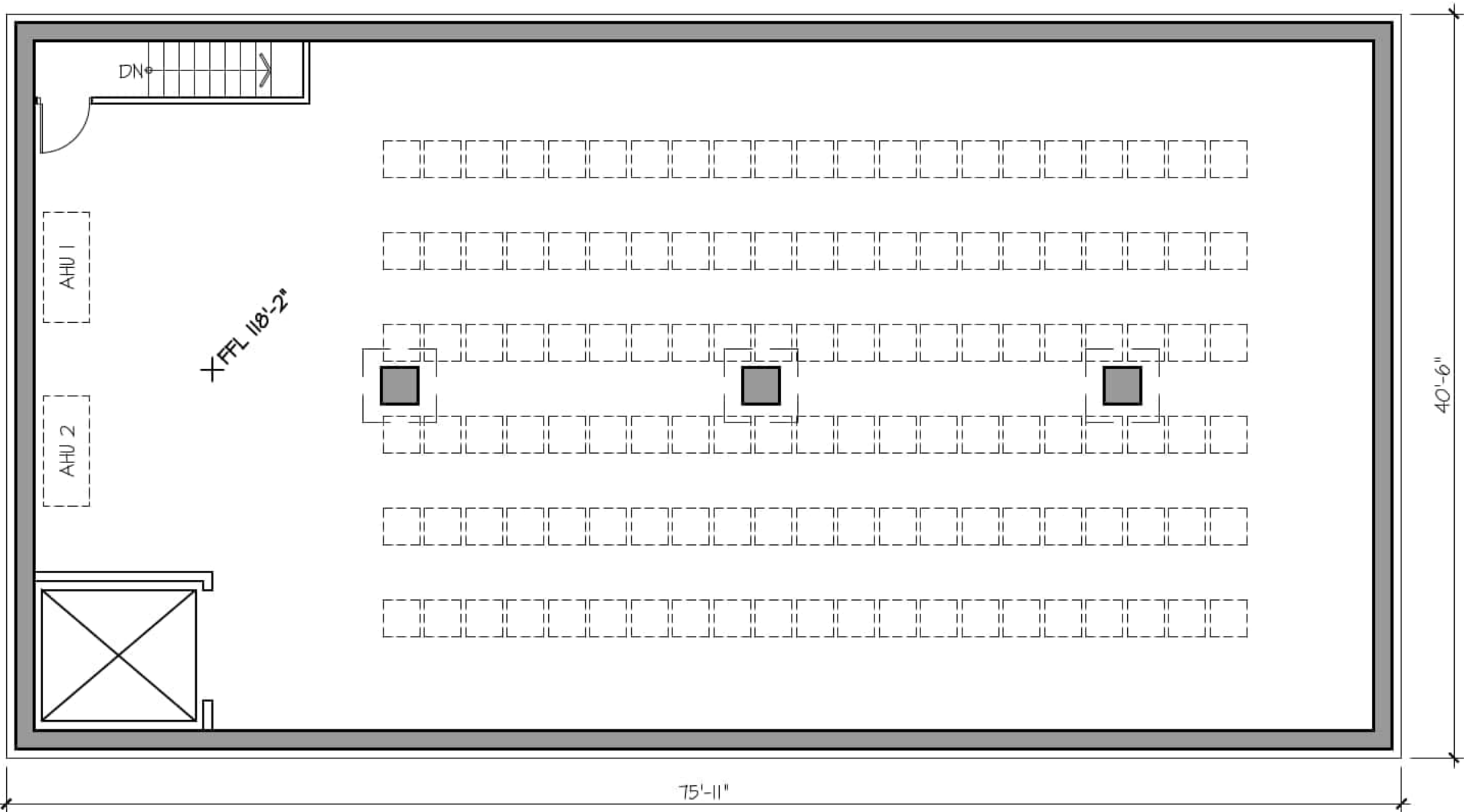
BASEMENT



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 2026-037 - Page 70 of 81

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>
"Ian Asselstine" <Ian.Asselstine@ledcor.com>
Date: 9/4/2024 6:08:05 PM
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

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Hello,

As promised, I have assembled drawings for our four projects in the City of Vancouver. These projects involve intensifying and redeveloping properties with existing Telus infrastructure. We will also be submitting applications for a few other sites in the City. However, these sites are either not as advanced or won't require continued Telus presence onsite. In such cases, the Telus infrastructure is considered redundant, and we can proceed conventionally by demolishing the existing building and redeveloping. The relevant drawings and sketches for the projects mentioned can be found at the link below. I have also provided a brief description of each development, along with some potential complications regarding permitting and zoning. Please note that this is not an exhaustive list, and I'm sure we will identify other concerns during our meeting. It's important to note that Telus, or any other telecommunications provider in Canada (and possibly beyond), has never attempted to redevelop their existing central office properties. This means that some innovative thinking may be necessary to unlock these sites for residential intensification. Fortunately, these sites are located in some of the region's best neighborhoods, which are experiencing significant rental housing shortages. The need for continuous operation of the Central Office makes these projects extremely challenging. We are looking forward to working with your team to find solutions that facilitate redevelopment. See below :

s.15(1)(l)

- Broadway Plan compliant market rental highrise;
- **We received an LOE response from the City and are preparing our rezoning application for submission some time this month;**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);

- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- s.21(1)

- **COMPLICATIONS:** We will be submitting a rezoning application for the consolidated lot and soon thereafter, we will be submitting a separate DP and BP application for just the CO. Does this create an issue? The CO will need to receive occupancy prior to the commencement of excavation for the rental apartment.

Trinity (380 to 354 E 10th Avenue)

- Broadway Plan compliant market rental highrise;
- **We will be submitting a rezoning application in the next month or two for this development. We have had prior conversations with Planning Staff regarding the development.**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- The New CO will be constructed on the adjacent separate legal parcel (354 E 10th Avenue)
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- s.21(1)
- **COMPLICATIONS:** From a building permit perspective it may be more straightforward to build the CO within the existing legal parcel (see plans). However, we are utilizing the density from that legal parcel for the overall development. As a result, density would need to be transferred from the assembled lot to the adjacent lot, where the rental apartment will be located.
- **COMPLICATIONS:** Retail/Commercial is planned for the front portion of the CO to ensure active street frontage. How will this impact permitting. Would it be better to add the CRU after the CO and residential are complete?

Amherst (2008 to 2036 W 41st Avenue)

- C-2 wood frame rental apartment with retail at-grade.
- **We will be submitting a DP application in the next month or two for this development.**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and

- "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- **COMPLICATIONS: Similar to Regent.**

Fairfax (3535 Chester Street)

- 5/6 storey wood frame rental apartment.
- **We received an LOE response from the City and are preparing our rezoning application for submission in the next couple of months;**
- New Central Office (CO) will be constructed outside of the existing CO footprint (Assuming DP and BP will be required for CO);
- The New CO will be constructed on the adjacent separate legal parcel (354 E 10th Avenue)
- Once CO "Shell" is complete (serviced concrete box), Telus will do their TI and "cutover" the fibre from the existing CO;
- Once new CO is operational, the existing (old) CO will be demolished;
- Post-demolition, excavation will commence under an excavation permit with construction progressing under phased permits;
- **COMPLICATIONS: Similar to Regent. An additional complication of limited street frontage available for CO.**

Lorne Wolinsky

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

From: Lorne Wolinsky

Sent: Wednesday, August 28, 2024 3:29 PM

To: Autiero, David ; Phan, Thien

Cc: Lam, Matthew ; Sophie Perndl ; jhui@pontemgrp.com; Lee, Tracy ; So, Mandy ; Au, Michelle ; Elise Spearing ; Ian Asselstine

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

Hello David. I am just following up on our correspondence from last week concerning a meeting to discuss our rental apartment projects that will incorporate either a new or renovated Telus CO.

Please let me know if you have made any progress towards setting up a meeting.

Thanks,
Lorne

Lorne Wolinsky
604.379.3922

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

Sent: Thursday, August 22, 2024 11:48 AM

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 <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

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 <david.autiero@vancouver.ca>

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

To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Phan, Thien

<Thien.Phan@vancouver.ca>

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

<sophie@poonigroup.com>; jhui@pontemgrp.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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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)
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

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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
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)

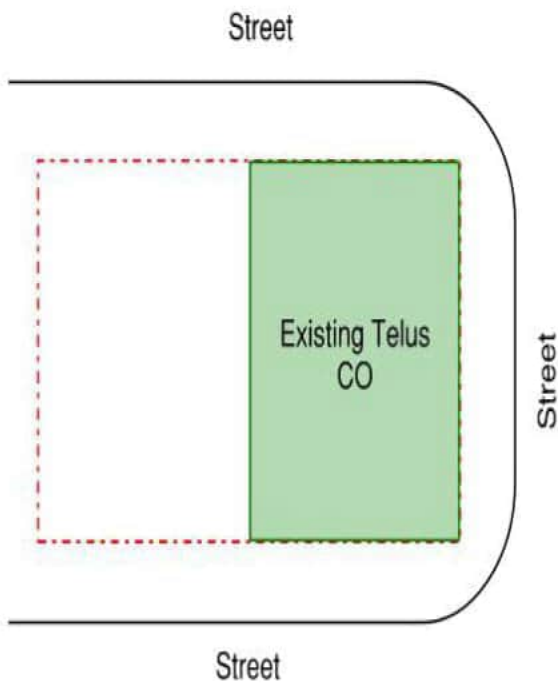


We would like to request a meeting to discuss this phasing strategy with the City. Our goal is to better understand any potential concerns or requirements the City may have regarding this arrangement. We believe this discussion will be crucial for aligning our plans with the City's expectations and ensuring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

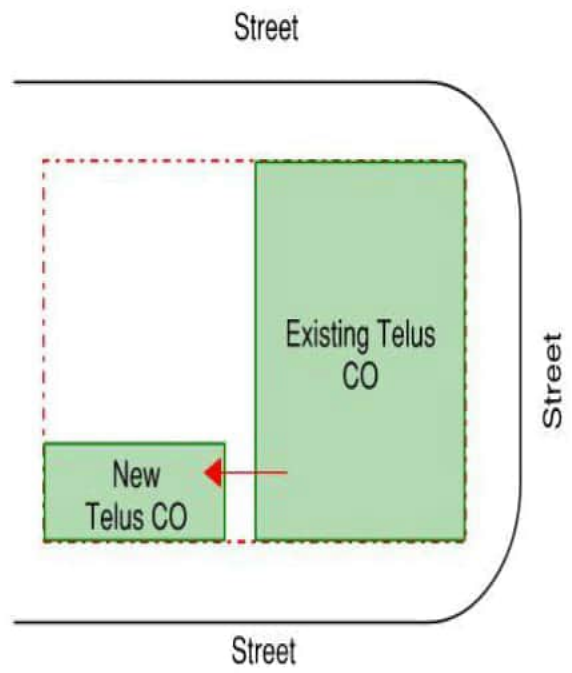
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

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

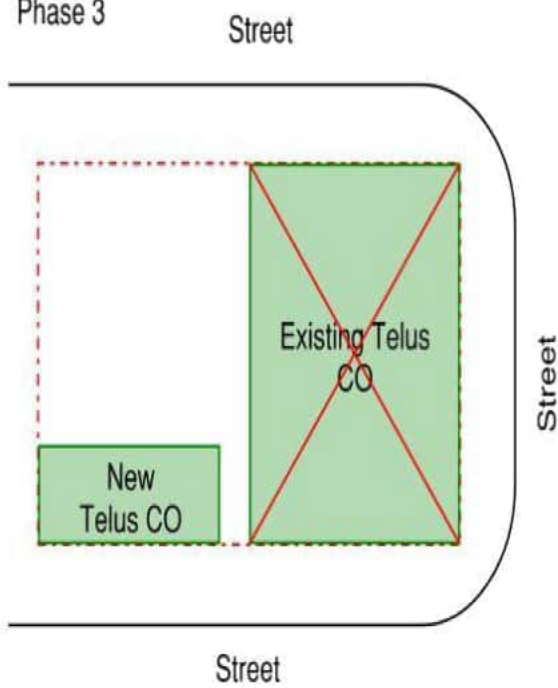
Phase 0



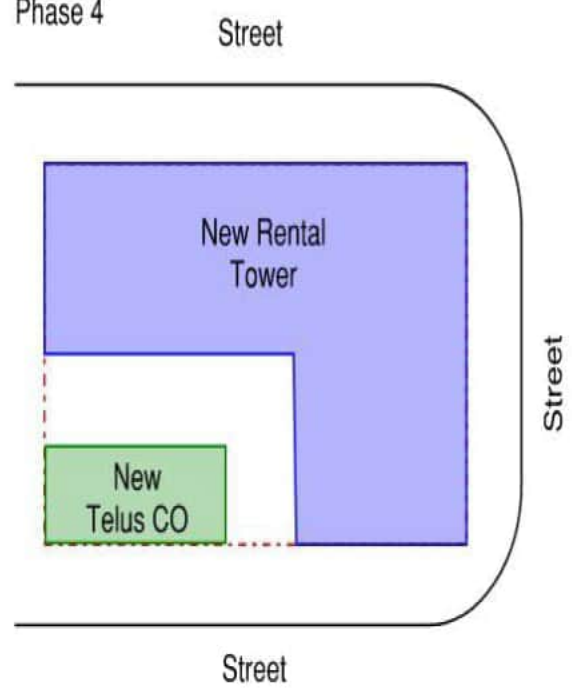
Phase 1



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]

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