

File No.: 2026-099

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 writing regarding your request of January 28, 2026 under the ***Freedom of Information and Protection of Privacy Act*** for:

The following records for 2212 W 10th Avenue:

- 1. All pre-application correspondence, reports, studies, and attachments relating to massing options, podium height options, and test-fit analyses; and**
- 2. All pre-application meeting notes and internal staff communications discussing site constraints, massing feasibility, and development envelope limitations.**

Date range: October 1, 2023 to September 30, 2024.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.13(1), s.15(1), s.15(1)(l), s.21(1), and s.22(1) of the Act. You can read or download this section 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 (2026-099); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

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

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

Encl. (Response package)

:ma

From: "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 :

<https://ledcor.box.com/s/cb7by8n9yb2y31evpcl09t16noi15334> [ledcor.box.com]

Regent (2212 W 10th Avenue)

- 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 to re-sin under based 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

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,

I am away next week 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; 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. The key takeaway for me is that the sites (OC) must remain operational during construction.

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. s.21(1)

s.21(1)

s.21(1), 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)

A large rectangular area of the document is redacted with a solid grey fill.

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.

s.21(1)

A large rectangular area of the document is redacted with a solid grey fill.

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

s.21(1)

A very large rectangular area of the document is redacted with a solid grey fill, covering the majority of the lower half of the page.

s.21(1)

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)

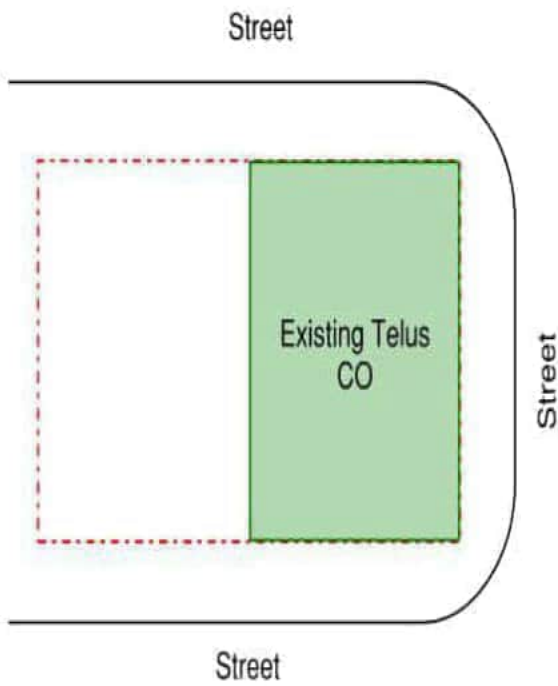


We would like to request a meeting to discuss this phasing strategy with the City. Our goal is to better understand any potential concerns or requirements the City may have regarding this arrangement. We believe this discussion will be crucial for aligning our plans with the City's expectations and ensuring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

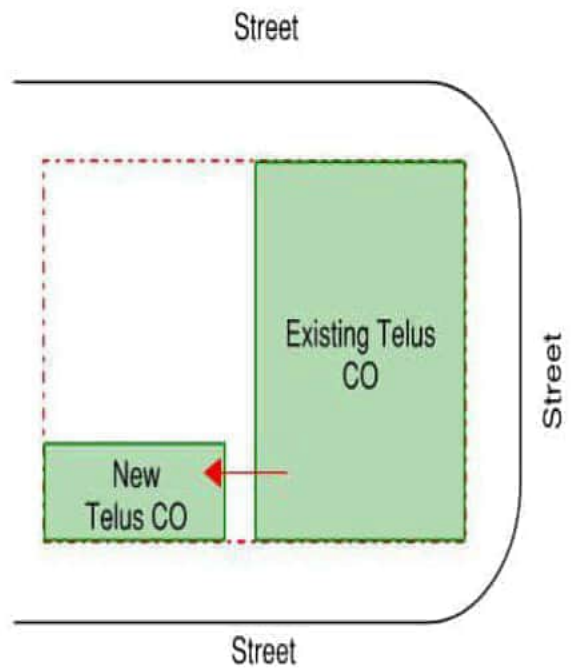
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

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

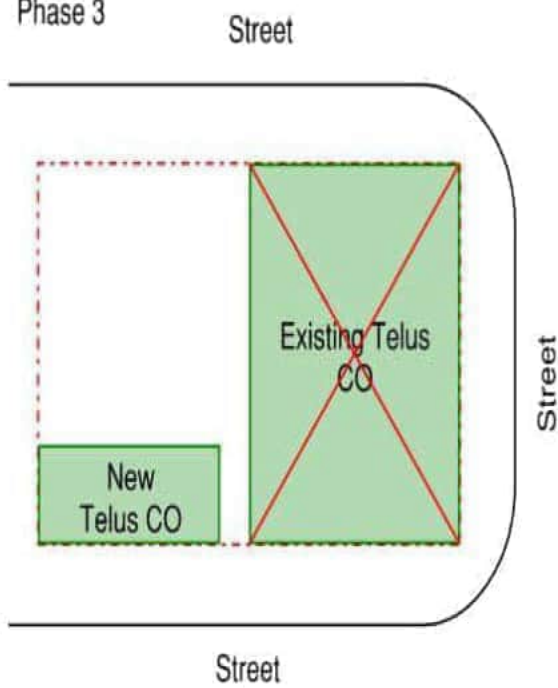
Phase 0



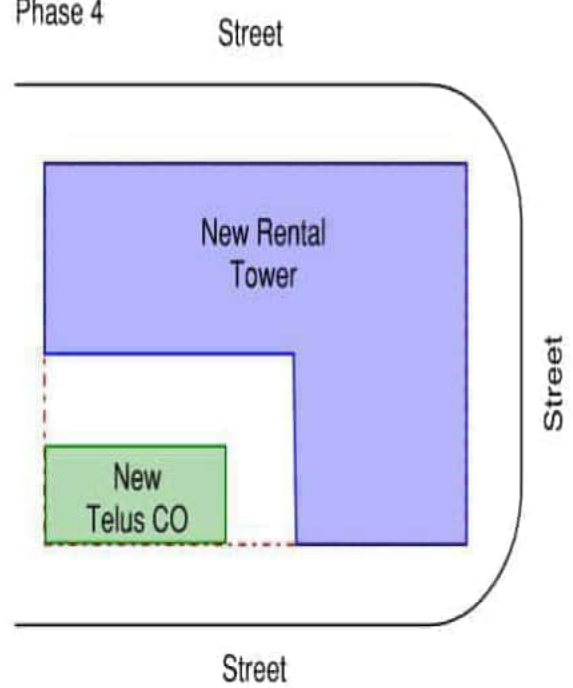
Phase 1



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 | [\[protect2.fireeye.com\]](http://protect2.fireeye.com)

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From: "Cha, David" <David.Cha@vancouver.ca>
To: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
Date: 2/20/2026 9:45:59 AM
Subject: Content Manager Case File Folder : 11-3600-20/0001133 : Land Administration and Planning - Rezoning - Rezoning Enquiry Case Files - 2202-2212 W 10th Ave - Rezoning Enquiry - PS-2024-00001
Attachments: Land Administration and Planning - Rezoning - Rezoning Enquiry Case Files - 2202-2212 W 10th Ave - Rezoning Enquiry - PS-2024-00001.tr5

Hi Miguel,

For some reason, I cannot find the PS in Posse either. But you can find the enquiry package in vandocs attached.

-----< Content Manager Record Information >-----

<https://vandocsweb.vancouver.ca/contentmanager/?uri=5222407&t=record>

Record Number: 11-3600-20/0001133

Title: Land Administration and Planning - Rezoning - Rezoning Enquiry Case Files - 2202-2212 W 10th Ave - Rezoning Enquiry - PS-2024-00001

From: "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>
To: "Sophie Perndl" <sophie@poonigroup.com>
"Ian Asselstine" <Ian.Asselstine@ledcor.com>
"Andrew Martins" <andrewmartins@siegristarchitecture.ca>
"Duane Siegrist" <duanesiegrist@siegristarchitecture.ca>
CC: "Phan, Thien" <Thien.Phan@vancouver.ca>
"Chi Chi Cai" <chichi@poonigroup.com>
Date: 5/14/2024 4:32:13 PM
Subject: FW: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver
Attachments: 2212 W 10th Ave - Letter of Response.pdf

Hi folks,

Passing along the letter of response for the rezoning enquiry located at 2212 W 10th Avenue.

As I noted to Chi Chi, there is a considerable amount of information within the letter. I'd be happy to coordinate a meeting to ensure we are all on the same page. Please let me know if you have any questions regarding next steps.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)
Sent: Tuesday, May 14, 2024 4:04 PM
To: Chi Chi Cai
Cc: Phan, Thien
Subject: RE: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Chi Chi,

Thank you for your team's patience as we have complied the letter of response for the rezoning enquiry located at 2212 West 10th Avenue.

There is a considerable amount of information within the letter. I'd be happy to coordinate a meeting to ensure we are all on the same page. Please let me know if you have any questions regarding next steps.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Friday, May 10, 2024 10:52 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

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Thanks!

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Fri, May 10, 2024 at 10:44 AM Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

Just wrapping up the final reviews. We had a few items within the letter that required

coordination with a few groups within the City.

Monday/Tuesday is the deadline! It will be sent by then.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Friday, May 10, 2024 9:23 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Happy sunny Friday - just following up on the response letter for W 10 Ave.

Thank you,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

www.poonigroup.com [\[poonigroup.com\]](http://poonigroup.com)

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On Mon, Apr 29, 2024 at 10:46 AM Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

The letter is currently under review with the Broadway team.

It should be with your team within the next day or so! I do need to chat to you about the enquiry at Chester Street, please call me when you can to discuss the enquiry.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>
Sent: Monday, April 29, 2024 10:10 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Hope you had a nice weekend!

Just following up on the letter for 2212 W 10.

Thank you,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner
200-1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 122
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On Fri, Apr 19, 2024 at 3:03 PM Chi Chi Cai <chichi@poonigroup.com> wrote:

Appreciate the update!

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

www.poonigroup.com [poonigroup.com]

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On Thu, Apr 18, 2024 at 11:26 AM Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

As of yesterday, I have received all review groups' feedback.

I will be compiling the reviews into the letter of response and senior review will be required. I will target Friday, April 26 for letter issuance.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Wednesday, April 17, 2024 11:58 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Hope the week is going well so far.

Just following up to see if you have an ETA on when we can receive staff's comments on this LOE.

Thank you,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Mon, Apr 8, 2024 at 10:48 AM Chi Chi Cai <chichi@poonigroup.com> wrote:

Appreciate the update - I'll connect with you again soon.

Best,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Mon, Apr 8, 2024 at 10:43 AM Feeney, Daniel (PDS)

<Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

We aim to consolidate the comments/feedback 12 weeks from the enquiry application submission. This enquiry's target is April 12th.

I will looking to consolidate all the feedback this week, and I'll have a better update for you within the next two weeks.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Monday, April 8, 2024 9:46 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Hope you had a nice weekend.

Just following up on the status of staff's review of the 2212 W 10 Ave LOE - do you have an anticipated date for a response letter?

Thank you,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Mon, Mar 18, 2024 at 1:35 PM Chi Chi Cai <chichi@poonigroup.com> wrote:

Ok sounds good - the sequence of events makes sense to me!

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Mon, Mar 18, 2024 at 1:29 PM Feeney, Daniel (PDS)

<Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

We'll issue the letter of response first and then put you in touch with the Project Facilitator team.

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Monday, March 18, 2024 12:37 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Hope you had a nice weekend!

After our tour last Thursday, you mentioned putting our team in touch with Building to start discussions around the timing of permits as it relates to the new CO and partial demolition of the existing one. Can you connect us with the appropriate folks?

Thanks,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Wed, Mar 13, 2024 at 9:43 AM Feeney, Daniel (PDS)

<Daniel.Feeney2@vancouver.ca> wrote:

Thank you Chi Chi,

See you tomorrow.

At the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Wednesday, March 13, 2024 9:27 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

No problem - we'll likely be there around 11, so see you when you arrive!

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner

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Vancouver, BC V6E 2E9

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On Wed, Mar 13, 2024 at 9:24 AM Feeney, Daniel (PDS)

<Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

Apologies for the late request, could we meet at the site at 11:15? It will take Staff members 15-20 minutes to get to site from the Planning office.

Please let me know if this works.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>
Sent: Monday, March 11, 2024 10:50 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Ian Asselstine <ian.Asselstine@ledcor.com>; Duane Siegrist <duanesiegrist@siegristarchitecture.ca>; Andrew Martins <andrewmartins@siegristarchitecture.ca>; Sophie Perndl <sophie@poonigroup.com>; Phan, Thien <Thien.Phan@vancouver.ca>
Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Thanks Daniel - I'll send out an invite to you and include Thien, and leave it to you to distribute amongst the rest of your team :)

Best,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner
200-1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 122
www.poonigroup.com [\[poonigroup.com\]](http://poonigroup.com)

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On Mon, Mar 11, 2024 at 10:40 AM Feeney, Daniel (PDS)
<Daniel.Feeney2@vancouver.ca> wrote:

Hi Chi Chi,

Apologies for the delay. I managed to wrangle our schedules together this morning.

This Thursday at 11:00am would be appreciated. Thanks again for coordinating.

Please let me know if this works for your team.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>
Sent: Monday, March 11, 2024 10:23 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Ian Asselstine <ian.Asselstine@ledcor.com>; Duane Siegrist <duanesiegrist@siegristarchitecture.ca>; Andrew Martins <andrewmartins@siegristarchitecture.ca>; Sophie Perndl <sophie@poonigroup.com>; Phan, Thien <Thien.Phan@vancouver.ca>
Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Hope you had a nice weekend!

Just following up to see if you have settled on a date and time for the site tour later this week?

Best,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Thu, Mar 7, 2024 at 9:39 AM Feeney, Daniel (PDS)

<Daniel.Feeney2@vancouver.ca> wrote:

Thank you Chi Chi!

I am confirming availability on our end and will get back soon.

Thank you again,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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(Tseil-Waututh@twnation.ca) Nations

From: Chi Chi Cai <chichi@poonigroup.com>
Sent: Thursday, March 7, 2024 8:33 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Ian Asselstine <ian.asselstine@ledcor.com>; Duane Siegrist <duanesiegrist@siegristarchitecture.ca>; Andrew Martins <andrewmartins@siegristarchitecture.ca>; Sophie Perndl <sophie@poonigroup.com>; Phan, Thien <Thien.Phan@vancouver.ca>
Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

For the site tour, let us know if staff has a preference for a specific time on either:

- Thursday, March 14 after 9.30 AM; or
- Friday, March 15 in the morning

Best,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

poonig group.

Senior Planner
200-1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 122
www.poonigroup.com [[poonigroup.com](http://www.poonigroup.com)]

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On Wed, Mar 6, 2024 at 2:20 PM Chi Chi Cai <chichi@poonigroup.com> wrote:

Hi Daniel,

Appreciate the update!

We'll get some dates and times that work for our team

and share that with you. We're hoping to get a TELUS rep to lead the site tour and he's in Calgary, so we'll have to coordinate his travel.

Best,

Chi Chi Cai M.PI, RPP, MCIP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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On Wed, Mar 6, 2024 at 12:38 PM Feeney, Daniel (PDS)

<Daniel.Feeney2@vancouver.ca> wrote:

Hello All,

I hope you are all doing well. A quick update on the enquiry, Staff have circulated the enquiry package internally and we should receive feedback within the coming weeks.

In the meantime, we are hoping to request a site visit. Would it be possible for the project team and City staff to meet on site? Touring the facility would be a great learning opportunity for Staff.

If possible, please provide a range of dates and times that would suit.

Thank you, and please let me know if anyone has any questions or concerns.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Monday, February 5, 2024 8:48 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Cc: Ian Asselstine <ian.asselstine@ledcor.com>; Duane Siegrist <duanesiegrist@siegristarchitecture.ca>; Andrew Martins <andrewmartins@siegristarchitecture.ca>; Sophie Perndl <sophie@poonigroup.com>

Subject: Re: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi Daniel,

Sorry I missed your call on Friday, thank you for the voicemail & the update on the LOE for 2212 W 10 Ave.

Hope you're enjoying your time away from the office - I'll actually be away starting February 13 (to March 1), but have cc'd our team (Ledcor, Seigrist Architects & Pooni Group). Can you make sure they're cc'd on all correspondence while I'm away?

Thank you,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

pooni group.

Senior Planner
200-1055 W Hastings Street

Vancouver, BC V6E 2E9
T 604.731.9053 ext 122
www.poonigroup.com [poonigroup.com]

VACATION NOTE: I am away from February 13 - March 1, 2024.

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On Fri, Jan 26, 2024 at 8:59 AM Chi Chi Cai
<chichi@poonigroup.com> wrote:

Thanks Thien.

And nice to meet you Daniel - looking forward to working with you on this one!
Are you able to disclose if the City has received any other LOEs or RZs on this block? The online RZ application map seems to be down at the moment.

Thank you,

Chi Chi Cai M.PI, RPP, MCIP (she/her)

pooni group.

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T 604.731.9053 ext 122
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On Thu, Jan 25, 2024 at 3:53 PM Phan, Thien

<Thien.Phan@vancouver.ca> wrote:

Hi Chi Chi,

Thanks for confirming the submission materials and the payment with Joyce in early January. I'm copying Daniel Feeney here, who is assigned as your Rezoning Planner. He's excited to work on this and he will keep you and Sophie cc'd on future correspondence.

Best,
Thien

From: Chi Chi Cai <chichi@poonigroup.com>

Sent: Friday, December 22, 2023 12:05 PM

To: Rezoning Applications

<rezoningapplications@vancouver.ca>

Cc: Ian Asselstine <ian.asselstine@ledcor.com>; Sophie Perndl <sophie@poonigroup.com>; Phan, Thien

<Thien.Phan@vancouver.ca>

Subject: Application for Rezoning Advice - 2212 W 10 Ave, Vancouver

Hi There,

Please receive this Dropbox link as our submission for rezoning advice for 2212 W 10 Avenue s.15(1)(l)

s.15(1)(l)

Ian Asselstine from Ledcor is noted on the application form as the applicant, but if possible, please cc' Sophie & myself on all correspondence.

Thank you & happy holidays!

Chi Chi Cai M.Pl, MCIP, RPP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

Vancouver, BC V6E 2E9

T 604.731.9053 ext 122

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Holiday vacation reminder: please note that I will be off starting Wednesday, December 20, 2023 and returning on Tuesday, January 2, 2024.

May 14, 2024

Chi Chi Cai
Pooni Group
200 – 1055 West Hastings Street
Vancouver, BC V6E 2E9

Dear Chi Chi Cai:

RE: Rezoning Enquiry – 2212 West 10th Avenue

Thank you for your letter of enquiry requesting rezoning advice for 2212 West 10th Avenue, received on January 24, 2024. Staff have reviewed your proposal and can offer the following commentary and advice.

Proposal

The enquiry proposes to rezone the site from C-7 to CD-1 to permit the development of a 20-storey, mixed-use building with 235 secured-rental residential units, of which 20% of the floor area would be secured as below-market rental. The site size is 2,323 sq. m (25,005 sq. ft.) and located on the south side of West 10th Avenue between Vine and Yew Streets. The property is currently developed as a public utility facility containing Telus's "central office" (space for a critical telecommunications facility). The subject enquiry proposes the following:

- Reduction of the central office building footprint including modernization of the facility's infrastructure and equipment;
- Partial retention of the existing central office building;
- Development of a 20-storey residential building that includes 12,856 sq. m (138,385 sq. ft) of residential floor area, a density of 6.5 FSR, and height of 61 m (200 ft.); and
- Construction of a new central office building spanning across three levels.

Applicable Policy and Guidelines

- *Broadway Plan (2022)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Tenant Relocation and Protection Policy (2019)*
- *Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)*
- *Development Cost Levies Bulletin (2018, last amended 2022)*

Staff Advice

The site is within the “Broadway/Arbutus South – Area D” (KBAD – Policy 8.8) of the *Broadway Plan* (“*Plan*”). At this location, the *Plan* allows consideration of secured-market rental housing or strata housing. A maximum height of 20 storeys and an FSR of 6.5 can be considered. For market rental proposals, which is proposed, a minimum 20% of the residential floor area is required to be secured at below-market rents.

The proposal generally complies with the *Plan* regarding tower height, minimum frontage for consideration as a tower, and tower floor plate size. The proposal exceeds the maximum density of 6.5 FSR and the maximum anticipated podium height of four storeys. However, staff may consider a relaxation to the podium height subject to further review. The proposal also creates new shadows onto the St. John’s School yards and playgrounds during school hours. Advice included in Appendix A will help address these form of development issues and assist in making best efforts to minimize shadowing.

While the *Plan* establishes a maximum FSR of 6.5 for residential use, there is flexibility on the FSR given the retention of the existing utility use at 0.45 FSR. While commercial is required at this location, staff would consider this utility use in lieu of commercial. Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for at-grade utility use. Staff also support a floor area exclusion for the below-grade utility use at 0.3 FSR. As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining 0.3 FSR is excluded for the below-grade utility use.

Insufficient information is provided to confirm compliance with tower separation requirements. The proposal generally meets the emergent industry standards for minimum floor area for outdoor and indoor amenities. Additional design exploration is strongly encouraged to meet emergent industry standards for minimum dwelling unit sizes.

Following review of the proposal, a larger exterior side yard setback is required per section 11.6.10 of the *Plan*. Further, given the existing mature street trees along West 10th Avenue that may potentially conflict with the proposed development and proposed residential uses at grade, staff strongly recommend a greater below-grade and above-grade front yard setback.

To support predictability and fairness for all proponents, relaxations to policies governing form of development will be reserved only for applications that provide an important public benefit or otherwise contribute to City objectives better than a fully compliant development, unless otherwise stipulated in the Form of Development assessment in Appendix A.

The *Broadway Plan* contains limits on the number of new towers in several areas. For details on how these policies may impact your site, please see the relevant land use policy area section of the *Plan*, as indicated in this letter. Where limits on the number of new towers apply, a full and complete rezoning application that is compliant with the *Plan*’s policies must be submitted and accepted by staff to secure a tower allowance.

Submission of a rezoning enquiry will not secure a tower allowance. After a rezoning application has been submitted and accepted, the applicant must demonstrate continuous and reasonable progress on their application to maintain their tower position. Currently, there is a tower allowance for your proposal; however, staff cannot guarantee that a tower allowance will be available for your site in the future as new rezoning applications may be received. To check for current availability of remaining tower allowances, please email broadwayplan@vancouver.ca.

The *Community Amenity Contributions (CAC) Policy for Rezoning* policy applies to your project. Sites in this area are currently subject to a negotiated approach to determine the CAC.

Given the proposed housing tenure mix of this project, it has been determined through economic testing that the City will not seek additional CACs at this time beyond the below-market rental housing requirement. As such, applicants will not be required to submit a pro-forma with their rezoning application for CAC review. Please note, this direction is subject to periodic review and may change over time depending on future economic testing.

Rezoning Application Fee

The 2024 rezoning application fee to create a new CD-1 District on a site of this size, at this location, is \$92,240 given the site area of 2,323 sq. m (25,005 sq. ft.), per Schedule 2, Section 3(c) of the Zoning and Development Fee By-law. To initiate an amendment to Schedule B of the Sign By-law, assigning a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning, is \$1,179.

Next Steps

The length of a rezoning process varies depending on a number of factors. Conditions and submission requirements are provided in Appendix A.

City policies are subject to change over time. This letter does not guarantee that the advice contained within will not change. If you respond after six to eight months from the date of this letter, please contact your rezoning planner to confirm whether advice has changed.

Staff look forward to working with you on this project. Please do not hesitate to contact me if you have questions regarding the staff advice.

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

Daniel Feeney
Rezoning Planner

tel: 604-326-4868

email: daniel.feeney2@vancouver.ca

cc: Thien Phan, Senior Planner, Rezoning Centre

APPENDIX A – Detailed Staff Advice

Note that the advice found below may result in a reduction in height, unit count and commensurate density; however, staff will work with you to maximize potential floor area wherever appropriate. The staff advice found below is ordered chronologically to clarify requirements which are to be met prior to a rezoning application, which are to be included with a rezoning application submission, and which are required at a later stage in the permitting process.

1. TO BE INCLUDED WITH REZONING APPLICATION SUBMISSION

Form of Development

- **Height, Density and Massing**

- The proposal complies with sections of the *Plan* governing tower height, minimum site frontage of 36.6 m (120 ft.) required for consideration as a tower development, and tower floor plate size.
- To accommodate a rooftop indoor residential amenity with contiguous outdoor amenity space, a maximum of one additional partial storey may be considered. Note that support for an additional partial storey is contingent upon the shadow impact.
- While the Plan establishes a maximum FSR of 6.5 for residential use, there is flexibility on the FSR given the retention of the existing utility use at 0.45 FSR.
- While commercial is required at this location, staff would consider this utility use in lieu of commercial.
- Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for at-grade utility use. Staff also support a floor area exclusion for the below-grade utility use at 0.3 FSR. As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining 0.3 FSR is excluded for the below-grade utility use.
- The proposal exceeds the policy maximum for a podium height of four storeys. Relaxations may be considered subject to other urban design performance considerations including solar access policies.
- The tower massing introduces shadowing onto the St. John's School yards and playgrounds. As per the *Plan's* solar access policy, new buildings should minimize shadow impacts on independent school yards, particularly during school hours. Staff strongly recommend the following design development to improve solar access on the St. John's School property:
 - Reorient the tower massing from west-east to north-south direction along with other urban design strategies. Also refer to the Tower Separation section below.
 - Shape and reduce the upper tower massing and the tower crown.
- Staff note the co-op building to the west contains units with windows facing the shared property line. Special consideration should ensure the design of the interfacing façade responds to privacy, overlook and livability considerations for these neighbouring residents.

- **Tower Separation**

- In the majority of cases, a minimum tower separation of 24.4 m (80 ft.) is expected to be accommodated equitably between the proposed development and any future and existing neighbouring tower development, for which a site is to provide a minimum 12.2 m (40 ft.) measured to the centreline of the lane for levels above six storeys.
- Having reviewed the immediate context, the adjacent seven-storey strata residential building to the south at 2228 Marstrand Avenue forms part of a large multi-building CD-1 development constructed in 1998. Given the age of the neighbouring building at Marstrand Avenue and its strata-titled tenure, this site is unlikely to be redeveloped as a tower in the near future without a subsequent text amendment. Relaxation to the standard tower separation requirements may be considered to support a tower form that better minimizes impacts to solar access onto the St. John's School yards and playgrounds.
- For Staff to review the minimum tower separation requirements of 24.4 m (80 ft.), a dimensioned block study demonstrating that towers may be accommodated on a future redevelopment of the adjacent context with compliant tower separations is required with the rezoning application.

- **Pedestrian Realm Interface and Placemaking**

- The proposed pedestrian realm interface will contribute to the evolving character of the urban context particularly to the Arbutus Greenway Park, located directly to the south. Further design development should be undertaken to address the following:
 - Compliance with exterior side yard setback requirements with landscape design strategies that enhances the relationship of the semi-private outdoor space with the adjacent park space is sought. Refer to Site Design section below.
 - Building facades and public realm interface fronting onto three streets should demonstrate neighbourhood fit and human scale with north and east as the primary interface. All building and site design elements must contribute to active pedestrian realm and round-the-clock safety and comfort for pedestrians and building occupants.
 - The building articulation should successfully contribute to both the streetscape and the skyline viewed from all vistas.

- **Site Design**

- The proposal provides an exterior side yard setback of approximately 1.3 m (4 ft.). As the proposed ground level uses are residential and amenities oriented to the street, a 3.6 m (12 ft.) exterior side yard setback is required per section 11.6.10 of the *Plan* to support livable housing and to provide proper separation from the pedestrian realm along Yew Street. To maintain a strong physical and visual connection to the adjacent park space, this setback should extend the full height of the building, not including the below-grade parkade levels. Please also refer to Landscape comments.
- To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) exterior side yard setback to include the below-grade parkade structure is encouraged.

- As the proposal provides residential uses at grade rather than retail/service uses as anticipated for mixed-use areas in the *Plan*, a minimum front yard setback of 3.6 m (12 ft.) extending the full height of the building is strongly recommended to provide the anticipated semi-private residential outdoor space consistent with the off-arterial residential areas in the *Plan*.
- To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) front yard setbacks to include the below-grade parkade structure is strongly recommended. Please also refer to Landscape comments.
- **Residential Dwelling Units**
 - Dwelling units are recommended to have a net floor area of no less than 37.0 sq. m (398 sq. ft.) for studios, 46.5 sq. m (500 sq. ft.) for one bedroom, 70 sq. m (753 sq. ft.) for two bedroom, and 90 sq. m (970 sq. ft.) for three-plus bedroom to meet minimum standards of livability.
 - Dwelling units should be designed first and foremost in the interest of the occupants, and should foster a sense of stability and encourage long-term tenancy.
- **Residential Amenity Areas (Outdoor)**
 - Common outdoor amenities should be located throughout the development site, particularly at locations with good solar access and prominent views.
 - Accommodations should be made for robust plantings that provide shade, acoustic buffering and visual appeal at all outdoor amenity areas.
 - A variety of outdoor activities to suit a range of age groups is encouraged. Outdoor amenities may include:
 - Sports equipment like basketball hoops, hockey nets and ping-pong tables;
 - Outdoor kitchens and dining areas;
 - Hobby gardening and urban agriculture beds;
 - Children's play structures; and/or,
 - Sunbathing and picnic areas.
- **Residential Amenity Areas (Indoor)**
 - Indoor amenities should be designed to give residents of all ages access to a variety of activities that may be difficult to do in apartment homes, and creativity is encouraged. Indoor amenities may include:
 - Acoustically controlled music rooms for residents to play instruments without disturbing their neighbours;
 - Multipurpose rooms for hosting larger functions and parties;
 - Flexible workspaces with small meeting rooms to support working at home;
 - Dog washing rooms with hose bibs and floor drains; and/or,
 - Workshops with a tool library.

- **Shadows**

- Shadow impacts on St. John's School yards and playgrounds should be minimized. The City strongly encourages an engagement strategy with St. John School as part of the application review and approval process. This engagement may include applicant-led meetings and/or workshops with school administration, students, parents and City staff. A letter of support from the school administration may be required as part of the rezoning application approval process. Refer to the Height, Density and Massing section above.
- To assist staff, the forthcoming application should include a school program schedule including recesses, lunch breaks and other times when the yards and playgrounds will be occupied during the school days.
- Detailed shadow analysis is to be included with the rezoning application that demonstrates that shadow impacts on the St. John's School yards and playgrounds are minimized, with the following technical considerations:
 - Accurately show the existing school yards and playgrounds of St. John's School located on the ground level and the rooftop.
 - Apply correct daylight savings into all shadow studies for detailed shadow assessment review. Shadow study models are expected to be correctly geolocated and oriented on the cardinal axis, and that the UTC is accurately set for the time of year shown: UTC -8 between September 22 and March 20, and UTC -7 between March 20 and September 22. Surrounding topography is expected to be accurately modelled.

- **Sustainable Design**

- All non-habitable roof surfaces should be designed as green roofs to provide for passive rainwater management and to mitigate the urban heat island effect.

- **Civic Agencies**

- At the discretion of the Director of Planning, the proposal may be subject to review by the Urban Design Panel over the course of the rezoning application approvals process.

Landscape Design

- The provision of an increased setback along West 10th Avenue will reduce City street tree impacts, subject to further analysis. Along West 10th Avenue, a larger front yard and below-grade setback is strongly recommended to support the retention of street tree roots (also refer to the Form of Development assessment). Please review Section 11.6.11 of the Plan for detailed guidance.
- There are three high-value elm street trees along West 10th Avenue that are in potential conflict with the proposed development. To mitigate this conflict, further analysis is needed by the design team, arborist, and Park Board to ensure that the trees are retained within acceptable tolerances. The arborist report states the roots are likely constrained. It is also a possibility that in the absence of a subgrade root barrier, the street tree roots may have spread and established under the surface of the existing parking lot.

An excavation at the property line will likely result in a degree of root loss that may or may not be within acceptable tolerance. Additionally, the arborist report does not comment on any impacts to the elm tree canopies.

- There are four trees on City property along the south edge, which conflict with the building and are proposed for removal. Any conflicts with City-owned trees, tree roots, and canopy impacts are to be clarified at time of rezoning application, including a mitigation response, for which Park Board will be informed during the review process.
- The front yard, at-grade treatment should avoid excessive hardscaping and elements that require excavated ground disturbance while promoting low impact solutions and planting in native soils and street tree root protection. Analysis is necessary to explore the feasibility of retaining the Elm Street trees in coordination with an arborist, engineer, and architect.
- To support livable housing and provide proper separation from the pedestrian realm along Yew Street, the treatment of the residential setback along Yew Street should be visually permeable as an extension of the public realm. The at grade landscape should include patios, layered planting, trees and demarcation of private property. (Also refer to the Form of Development assessment.)
- A complete site plan and updated architectural drawings are required for further review by Landscape staff at the time of the rezoning application and should demonstrate the following:
 - Comprehensive exploration and review of a form of development and site design that includes the retention of off-site and City trees;
 - Accommodations for new mature tree growth;
 - Landscape and green roof elements at rooftops;
 - Details for the programming intent for outdoor amenity spaces;
- A revised arborist report with a finalized removal/retention strategy coordinated with the site plan is required. Arborist should coordinate with the Park Board Urban Forestry to obtain direction on further steps for street tree analysis, such as Level 2 and 3 tree assessment.
- Design development is needed to the grade landscape treatment at the north, east, and south perimeter to ensure a fit with the existing context while allowing space to expand the public realm visual field onto private property.

Housing

- The proposal must include a minimum of 35% family units, including a minimum of 10% three-bedroom units, and a minimum of 25% two-bedroom units, met separately in both the market and below-market rental units.
- All new below-market rental housing is required to meet the affordability criteria and other requirements outlined in *Broadway Plan* policies 12.2.15 to 12.2.18, including the starting rents by unit type do not exceed a rate that is 20% less than the City-wide average rents as published annually by Canada Mortgage and Housing Corporation.

The proposal must incorporate the *High-Density Housing for Families with Children Guidelines* (<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>), including but not limited to:

- A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for all units;
 - A private open space for each unit with a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide;
 - Outdoor amenity area suitable in size to the scale of the project, to include areas suitable for a range of children's play activities and urban agriculture, and situated to maximize sunlight access; and
 - Indoor amenity suitable in size to the scale of the project, including a kitchenette and accessible washroom, with direct access to the outdoor amenity area where possible.
- If seeking the DCL waiver, please ensure that the average unit size per unit type is less than the maximums set in the *Rental Incentive Programs Bulletin*. A copy of the DCL Waiver Request Form should be submitted at rezoning application stage.
 - The rental tenure must be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sale covenants).

Sustainability

- The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building measures detailed in the policy.

Engineering

Utility Upgrades

At this time, the following information is known regarding sewer servicing and upgrading requirements:

- Site is serviced by a 250 mm combined sewer along West 10th Avenue by combined sewer lateral. Applicant to remove and abandon the existing combined sewer lateral as per City's specifications and provide separate sanitary and storm service connections to sewer mains on West 10th Avenue.
- The available capacity of the sewer is unknown and would require modelling exercise.
- Further analysis is required to determine if sewer capacity is sufficient to service the development. A sewer upgrade may be required, this will be evaluated in more detail during the rezoning application process and is subject to change.
- Staff strongly encourage retaining a civil consultant early on in the process to help estimate any potential off-site sewer upgrades.
- Local service upgrade, i.e. along the site frontage, may be required if the proposed water service connections are larger than the water main servicing the site.

Further, local and/or off-site water upgrades may be required depending on site specific water demands (see “Domestic Water Demands and Fire Flows” section below).

- Off-site upgrades, beyond local servicing, may be eligible for Utilities DCL funding and included on the City-Wide Utilities DCL project list. Once an upgrade is on the DCL project list, it may be eligible for reimbursement through a Front-End Agreement, subject to the City’s review.

Groundwater Management

- Prior to construction dewatering, the Province requires authorization for groundwater use. The Province’s processing times are at least 140 days, so early application is recommended. Applications can be completed at <http://www.frontcounterbc.gov.bc.ca/Start/ground-water/>, and questions should be directed through FrontCounterBC. The informational bulletin pertaining to the Provincial requirements can be obtained by contacting Utilities.Servicing@vancouver.ca.

Rainwater Management

- All rezoning projects will be required to comply with the rainwater management requirements of Vancouver Building By-law Book II, Division B, Article 2.4.2.5. <https://vancouver.ca/home-property-development/rainwater-management.aspx>

Domestic Water Demands and Fire Flows

- All submissions must provide water demand calculations (average day and peak hour domestic water demands), fire flow calculations (per Fire Underwriter’s Survey document, Water Supply for Public Fire Protection), and building sprinkler demands (based on NFPA 13/14).
- A civil or mechanical engineer typically provides these calculations, which will enable the City to determine the adequacy of the water system to supply flows for the development. Please provide a summary of the assumptions and calculations made to determine the water demands, required fire flow, and building sprinkler demands, sealed by a qualified Engineer.

Parking, Traffic, Loading and Circulation

- The following is to be included at the time of application submission:
 - Off-street vehicle parking, loading, bicycle parking, and passenger loading spaces, per the Parking By-law the Parking By-law Design Supplement.
 - Note to Applicant: Amendments to the Parking By-law and Parking By-law Design Supplement approved by Council on November 15, 2023, came into effect on January 1, 2024 and apply to all development permits received after this date.
- [Transportation Demand Management \(TDM\)](#) plans are required for Broadway Plan developments. TDM submissions are required at development permit stage. However, stating the intent to use a TDM Plan to reduce parking requirements (if optional) and/or the intended TDM Plan ([A](#), [B](#), [C](#), or [D](#)) with the rezoning application is recommended.

Note that TDM reductions are not applicable to accessible spaces, visitor parking, loading, bike spaces, passenger loading, or childcare spaces.

Other Requirements

- The City is implementing external sanitary and storm sewer capacity assessments for City identified areas within the *Broadway Plan* area. This site may be selected to conduct a developer-funded report to evaluate the sewer capacities and possible upgrading requirements of the City's sewer network, sealed by a Professional and to the satisfaction of the City Engineer. If selected, more information will be provided at the time of rezoning application.
- This site may be required to implement certain public realm green rainwater infrastructure and sewer system improvements (combined sewer separation, or sanitary or storm sewer upgrades) as a condition of rezoning. Upgrades will be determined through the rezoning process and will generally align with *Plan* and One Water Strategy.
- Rainwater management requirements may change over time. Refer to <https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-one-water-strategy.pdf>.
- Make arrangements for consolidation of Lots 7 to 10, Block 363, District Lot 526, Plan 2300.
- A charge summary of all non-financial charges on titles will be required to determine any implications for the proposed development.

Public Art

- The *Public Art Policy and Procedures for Rezoned Developments* applies to this proposal.
- The *Plan* includes a direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is identifying opportunities to advance these goals. See Chapter 17, particularly Section 17.6.
- Contact public art staff at publicart@vancouver.ca prior to submitting an application. See <http://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>.

2. NOTES FOR FUTURE DEVELOPMENT STAGES

Engineering

- Please provide the following off-site improvements:
 - Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
 - Funding and/or delivery of off-site improvements (including but not limited to neighbourhood traffic calming, signal upgrades, etc.) are determined during review of the full application.

Development Cost Levies

- The City-wide Utilities DCL applies to new developments on a square foot basis and is in addition to the City-wide DCL. See the DCL Bulletin for current rates: <https://vancouver.ca/files/cov/development-cost-levies-bulletin.pdf>.

From: ["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)
To: ["Cheng, Paul" <paul.cheng@vancouver.ca>](mailto:paul.cheng@vancouver.ca)
["Tomono, Takashi" <Takashi.Tomono@vancouver.ca>](mailto:Takashi.Tomono@vancouver.ca)
["Cha, David" <David.Cha@vancouver.ca>](mailto:David.Cha@vancouver.ca)
Date: 5/2/2024 8:54:24 AM
Subject: FW: Enquiry Application Distribution - 2212 W 10th Ave - PS-2024-00001

Hi Paul/Takashi/David,
Just a heads up. This has the potential to be problematic in regard to street tree impacts or removals.
Hopefully it will work out, but just to be cautious.

The proposed development is zero lot line and may conflict with up to 3 mature Elm trees (my estimate) along W.10th.

Broadway Plan 12 ft setbacks do not apply here, though my landscape review comments mistakenly suggest that they do.

The residential interface and façade of the development to the west has been setback slightly and may be a good reasonable point of reference if a setback is negotiated.

I have not researched the west neighbor file history.

Elm trees along 10th can be challenging. They are street tree species known to topple over since they have very fine roots systems and are very tall.

They do not like their root systems disturbed.

Luckily the buildings along 10th Ave shield them from strong winds, so many of these Elms along 10th have adapted well to recent street improvements and private site development.

I only know this from working with Park Board/Engineering on the 10th Ave bike route design analysis and VGH Master plan work.

The Elms next to the existing building will have their root systems constrained by the foundation, so only canopy pruning may be needed to accommodate the new building facade.

The trees are 75 ft tall with characteristic V-shaped multi stem canopy shape composed of few large, finger like main stems attached mid-point on the main stem .

Because there are not many main scaffold stems and they are proportionately large in size, pruning or "heading" back one single stem can pose a significant injury to the tree.

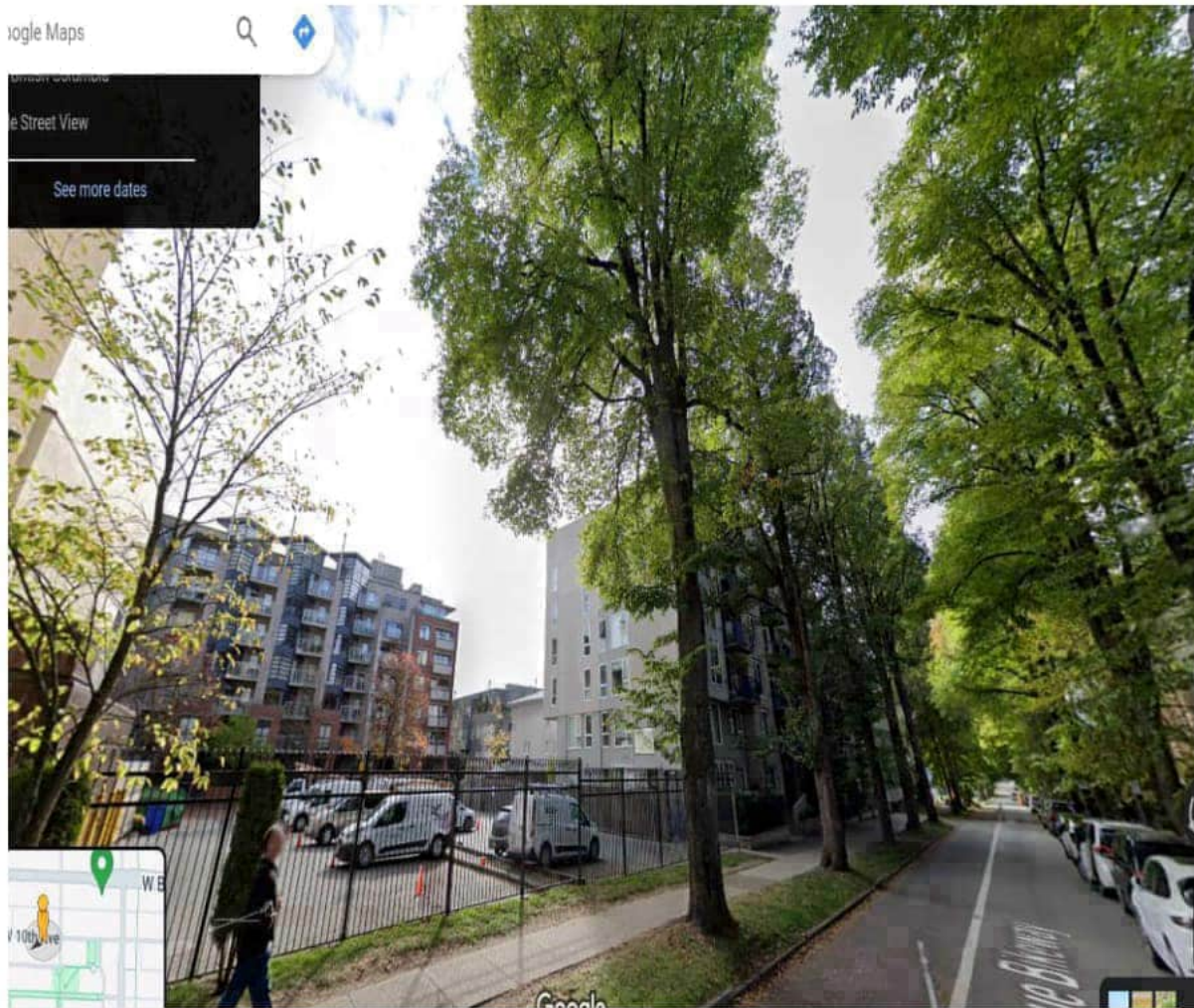
I am actually most concerned about the large elm next to the existing paved lot.

The roots may have grown into the parking lot. If they have, the tree will suffer root loss, and needs attention by arborist and Park Board.

Good news is, the arborist report does optimistically propose retention of the Elm trees (but is vague with little to no technical analysis of root zone/canopy impacts).

Thanks,

Lee



From: Beaulieu, Lee

Sent: Thursday, May 02, 2024 8:12 AM

To: PB Development Trees

Cc: Cha, David ; Kettmann, Harry ; McQuillan, Jesse

Subject: FW: Enquiry Application Distribution - 2212 W 10th Ave

Importance: High

Hi Harry and Jesse,

I should have sent this to you earlier this month, but I have no record.

Apologies, I am bypassing the PB Development email -- especially given the implications for street tree impacts here.

There is a rezoning Enquiry for a new development along W 10th Ave, that appears to have potential to substantially impact about 3 or more of the mature Elm Street trees along W 10th Ave. Additional trees on city property are proposed to be removed at the south edge along Marstrand, but those are likely going to be far too difficult to retain.

The Broadway Plan 12 ft. building setbacks do not apply for this site, which presents a problem. See below the tree management plan, the P1 plan, and a section through 10th.

There is an existing surface parking area adjacent some of the trees.

The arborist report states that roots are likely constrained but is not clear why that assumption was made.

I did not see any evidence in the report that they carried out any root mapping.

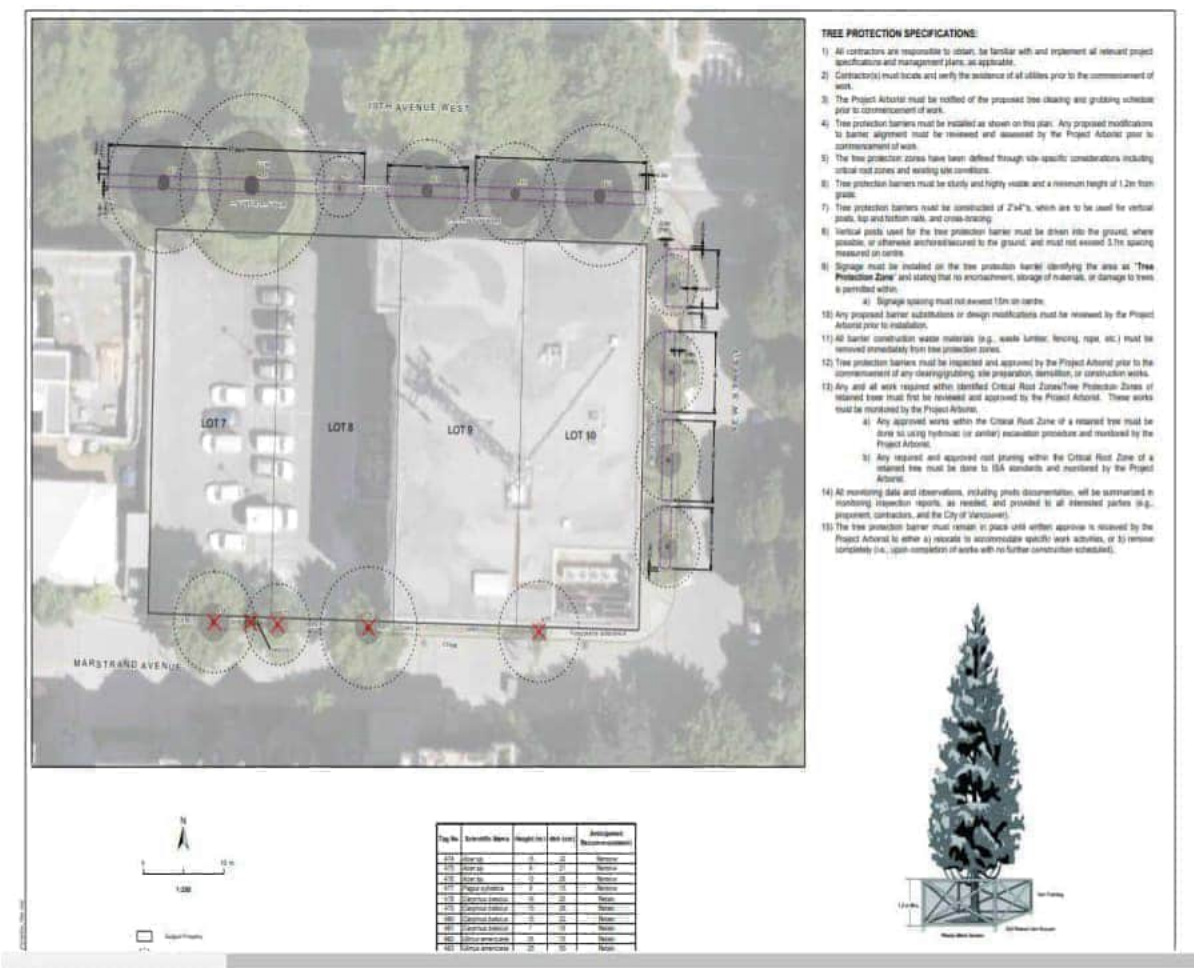
The canopies may also conflict with the future building façade, since the existing canopy extends into the site.

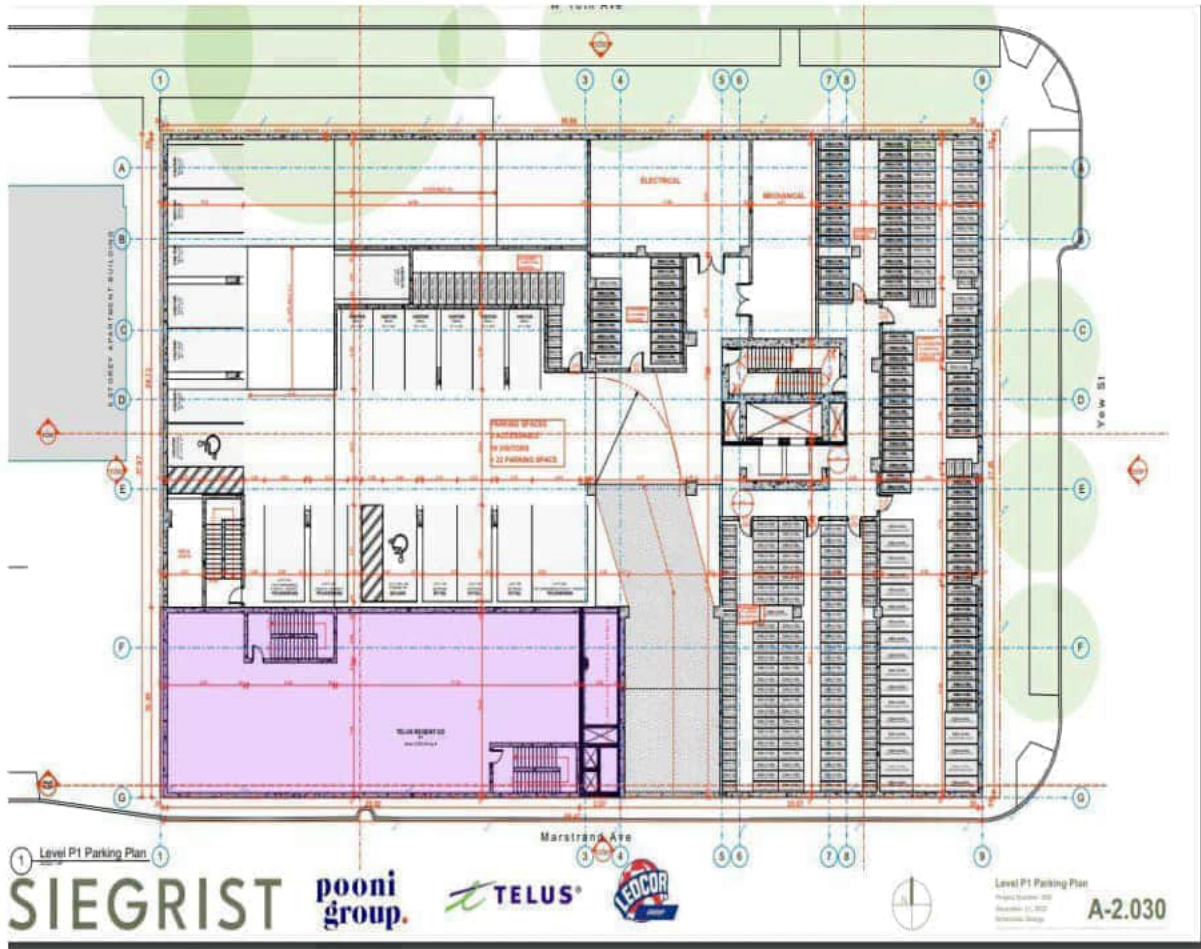
Please review at your earliest convenience.

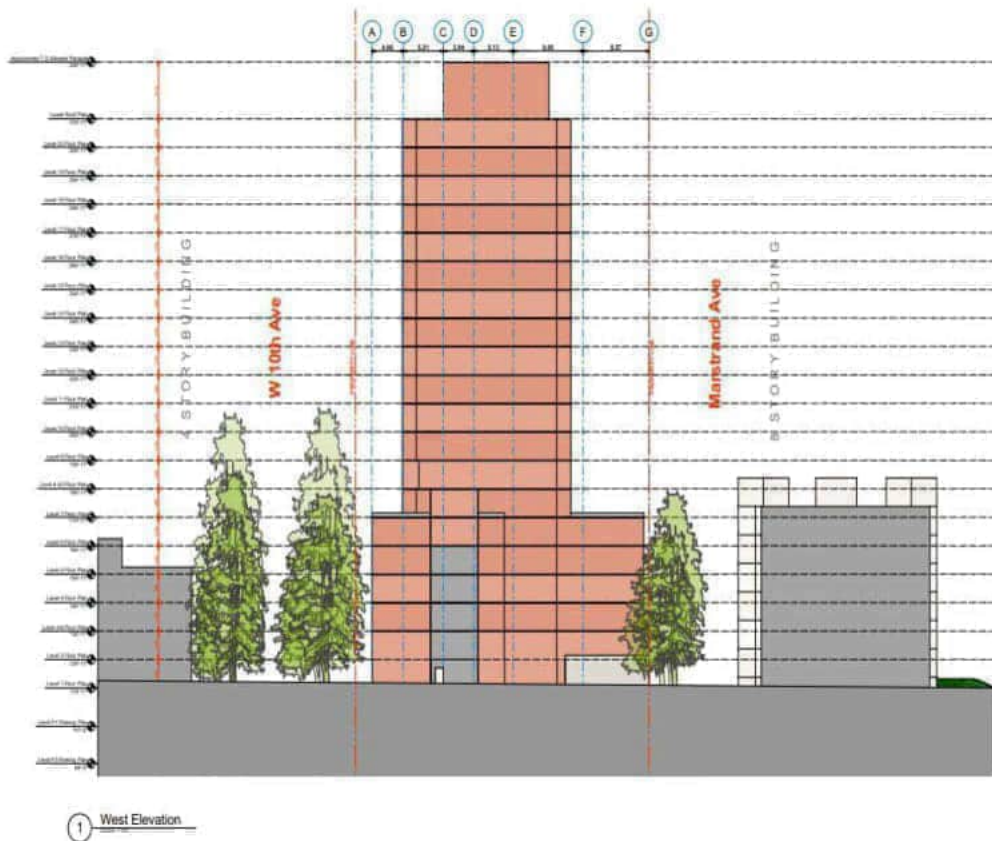
s.22(1) so please coordinate with David.

There will be a landscape review contact assigned for future phases and I will notify the interim landscape manager, Paul Cheng.

Best,
Lee







From: Beaulieu, Lee

Sent: Wednesday, April 17, 2024 8:21 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Good morning,

Please see the draft landscape comments attached.

The landscape coordination items were referenced and hopefully addressed but please let me know if further details are needed.

Thanks,

Lee

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Tuesday, April 16, 2024 2:03 PM

To: Cha, David <David.Cha@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks David!

Reviewing now.

Daniel

From: Cha, David <David.Cha@vancouver.ca>
Sent: Tuesday, April 16, 2024 1:49 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi team,

Attached is a draft FOD response for 2212 W. 10th Avenue with your attention in **yellow highlights**. I will close my review in Posse. Please review and let me know if you have any questions or comments. If you are requesting edits on the FOD response, please keep me posted.

Lee, I will reach out to you shortly to discuss the below-grade front yard setback item.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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

From: Cha, David
Sent: Thursday, April 11, 2024 11:37 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

I'm scheduled to review the LOR with my senior planner next Monday after he's back from his vacation. I will forward the LOR shortly after and we may need to have a chat afterwards.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 11, 2024 11:32 AM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Daley, Thomas <Thomas.Daley@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Please provide an update on submitting your reviews for this enquiry.

I have begun writing the letter of response. Hoping to close this enquiry out as soon as we can.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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

From: Feeney, Daniel (PDS)
Sent: Tuesday, April 2, 2024 3:30 PM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Just a friendly reminder the comments for this enquiry are due. Engineering have concluded their review so I am hoping to compile the comments into the letter of response shortly.

Please let me know if you have any questions or concerns.

Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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

From: Feeney, Daniel (PDS)

Sent: Friday, February 2, 2024 3:01 PM

To: PDS Landscape Assignments **s.15(1)(l)** Walker, Dan
<dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Budau, Rose <Rose.Budau@vancouver.ca>; Community Spaces <communityspaces@vancouver.ca>; Mah, Chris <Chris.Mah@vancouver.ca>; Brooker, Emily <Emily.Brooker@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Allingham, Kimberley <Kimberley.Allingham@vancouver.ca>
Subject: Enquiry Application Distribution - 2212 W 10th Ave

Hello Everyone,

Please find below details for a new rezoning enquiry under the Broadway Plan for a site located at 2212 W 10th Ave. Posse file number: **PS-2024-00001**

If you need any additional info from the applicant to perform your review please let me know as early as possible. Comments and conditions are due March 29, 2024.

IMPORTANT PROJECT INFORMATION

Please note, this proposal is fairly unique. The applicant, Telus, currently utilizes this site as one of their "Central Offices." These sites function as utility & communications facilities containing telecommunications infrastructure. Telus are looking to modernize their infrastructure by retrofitting existing facilities with fiberoptic technology. This upgrade will essentially reduce the physical footprint of their existing facilities. Consequently, Telus are seeking to rezone the site to permit secured rental with a secondary utility & communications use.

Please feel free to reach out if you have any questions or concerns.

All the best,

Daniel Feeney (He/Him)

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CD-1 REZONING APPLICATION DISTRIBUTION	
FILE INFO	
PROPERTY ADDRESSES	2212 W 10 th Avenue
POSSE NUMBER	RZ-2024-00001
VANDOCs CASE FOLDER	TBD
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	January 24, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	N/A
URBAN DESIGN PANEL	N/A
COMMENTS DUE	March 29, 2024
REZONING PROPOSAL	
• Rezone from C-7 to CD-1 under the Broadway Plan (sub area KBAD) to permit a 20-storey residential rental building with a 6-storey podium • Approximately 235 rental housing units of which 20% would be below market rental • Communications & Utilities Facility at grade • Proposed FSR is 6.5 • A building height of 61 m (200 ft.) • 107 underground parking spaces and 454 bicycle spaces	
APPLICANT INFORMATION	
APPLICANT	Ian Asselstine, Ledcor Group 604-839-0731 ian.asselstine@ledcor.com
ARCHITECT	Siegrist Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>

REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	communityspaces@vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>
PDS - Housing Regulation	<i>To be assigned</i>
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REFM - Real Estate Services	N/A
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Site Plans and Design Package	• Rezoning booklet
Studies, Reports and Assessments	• Arborist report
Additional Information	• Community-serving spaces information form

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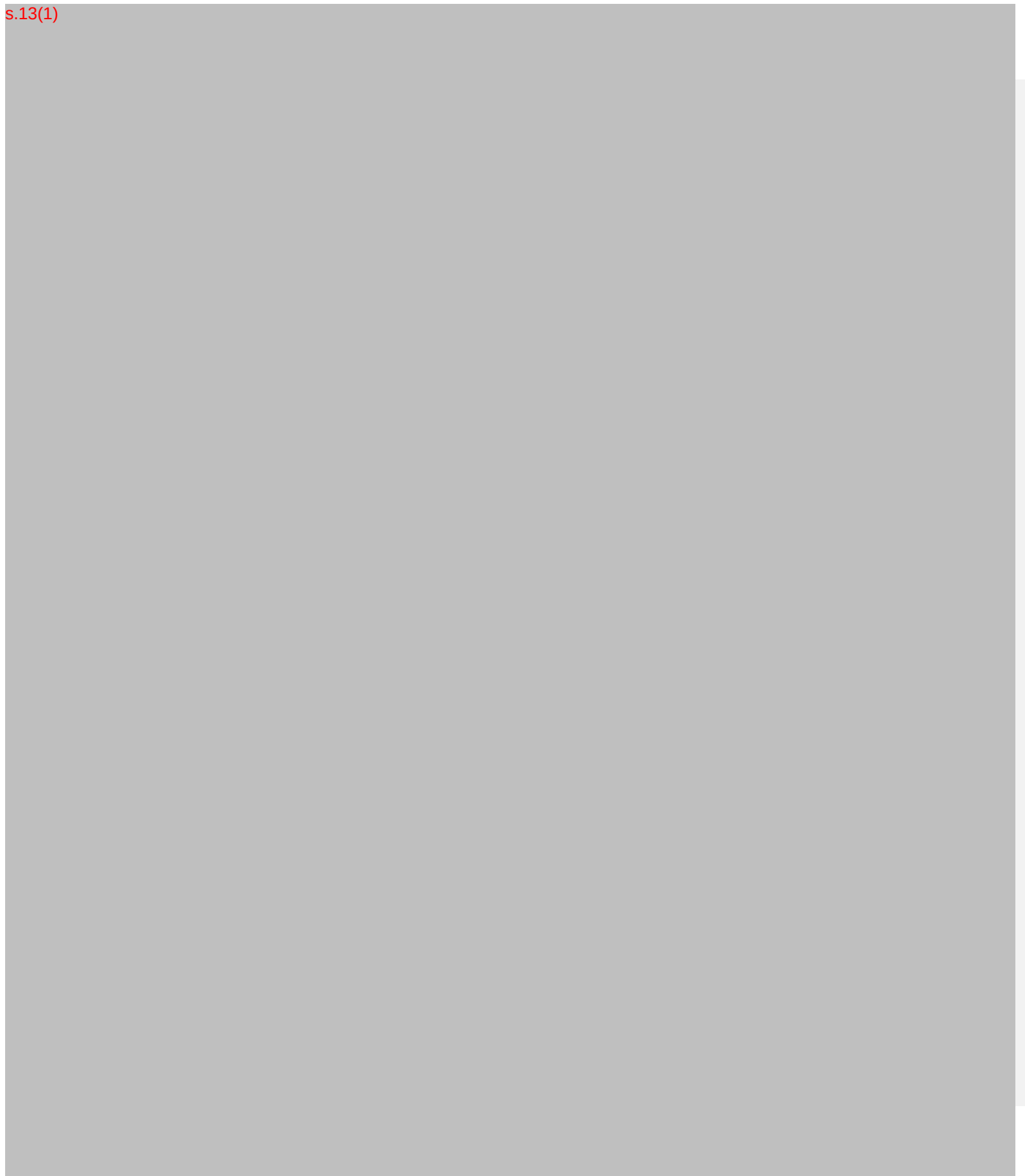
From: ["Misiak, Andrew" <Andrew.Misiak@vancouver.ca>](mailto:Andrew.Misiak@vancouver.ca)
To: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
CC: ["Stroh, Miles" <Miles.Stroh@vancouver.ca>](mailto:Miles.Stroh@vancouver.ca)
Date: 4/11/2024 1:00:34 PM
Subject: PDS - IMPL - Policy Advice 2202-2212 W 10th Ave - Broadway - 2024-26-02
Attachments: PDS - IMPL - Policy Advice 2202-2212 W 10th Ave - Broadway - 2024-26-02.docx

Heres the review – sorry for the delay.

s.13(1)



s.13(1)

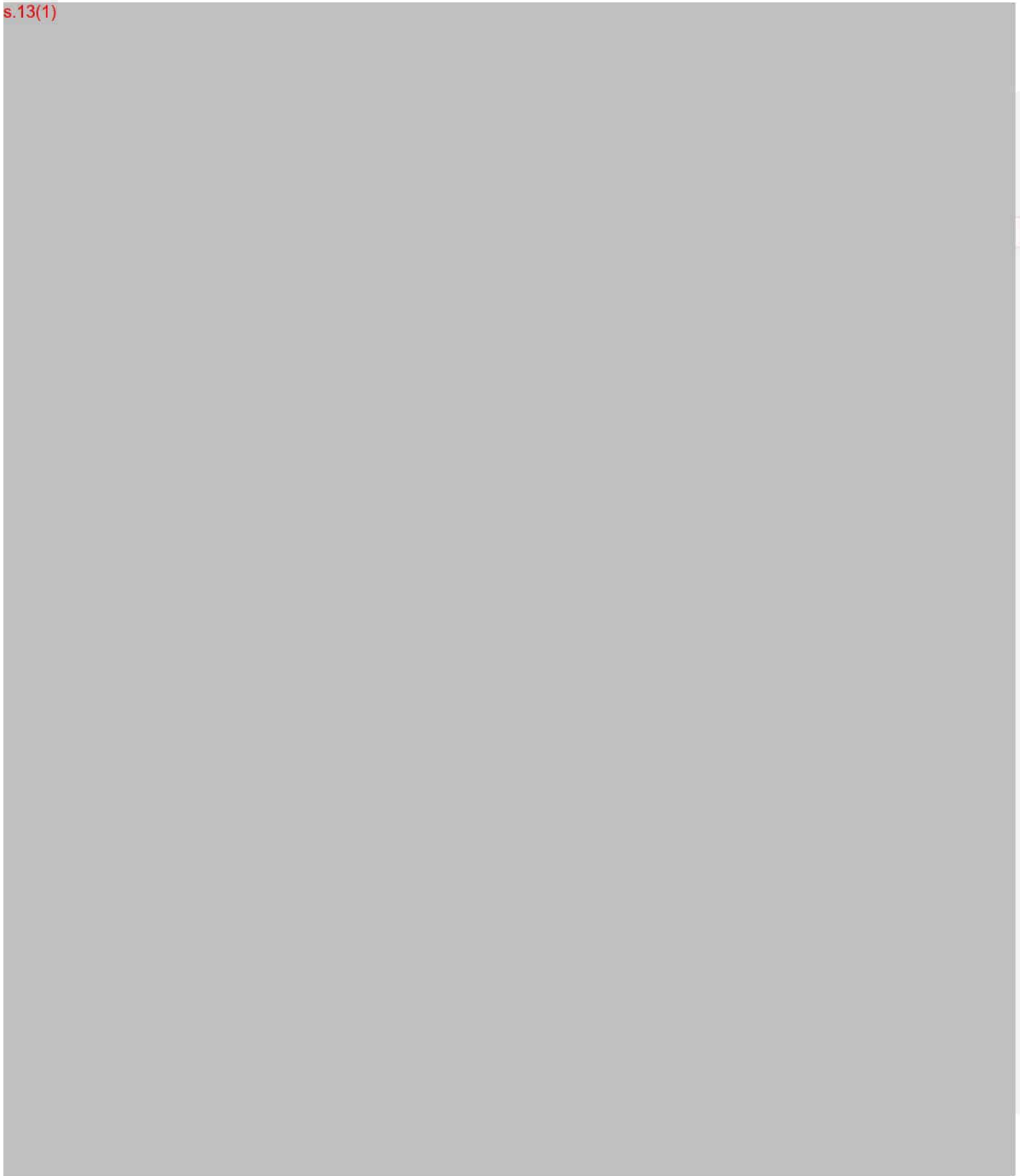


s.13(1)



s.13(1)





s.13(1)



From: "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>
To: "Phan, Thien" <Thien.Phan@vancouver.ca>
Date: 5/14/2024 9:08:14 AM
Subject: RE: 2212 W 10 sample language

Hi Thien,

0.44 is the overall utility FSR across all three levels.

The above grade FSR is 0.13, but should we round up to 0.15 so they have some flexibility?

Daniel

From: Feeney, Daniel (PDS)
Sent: Tuesday, May 14, 2024 8:29 AM
To: Phan, Thien
Subject: RE: 2212 W 10 sample language

Hi Thien,

I'm going to double check and make sure the utility floor area/FSR (across the three levels) is correct.

One minor edit:

- While the Plan establishes a maximum FSR of 6.5 for residential with commercial, there is flexibility on the FSR given the retention of the existing public utility use at 0.44 FSR. While commercial is required at this location, staff would consider this utility use in lieu of commercial.
- Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for above-grade public utility space, and for exclusion of below-grade 0.3 FSR for the utility . As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining ~~2.0~~ 0.3 FSR is excluded for the below-grade public utility.

I'll get the FSR confirmation done now.

Daniel

From: Phan, Thien <Thien.Phan@vancouver.ca>
Sent: Tuesday, May 14, 2024 8:13 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: 2212 W 10 sample language

Hi Daniel

I had a quick stab at this. it's a bit long so happy to hear your edits/comments!

- While the Plan establishes a maximum FSR of 6.5 for residential with commercial, there is

- flexibility on the FSR given the retention of the existing public utility use at 0.44 FSR. While commercial is required at this location, staff would consider this utility use in lieu of commercial.
- Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for above-grade public utility space, and for exclusion of below-grade 0.3 FSR for the utility. As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining 3.0 FSR is excluded for the below-grade public utility.

Thanks
Thien

From: "Grottenberg, John" <John.Grottenberg@vancouver.ca>
To: "Phan, Thien" <Thien.Phan@vancouver.ca>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 5/14/2024 11:07:38 AM
Subject: RE: 2212 West 10 - Telus Site and Density

Thanks Thien, looks good. Just one small edit for the max. FSR (6.65 total) in the second bullet.

From: Phan, Thien
Sent: Tuesday, May 14, 2024 9:17 AM
To: Grottenberg, John
Cc: Feeney, Daniel (PDS)
Subject: RE: 2212 West 10 - Telus Site and Density

Hi John

How does this look for the letter of response? Hoping to get the letter out today!

s.13(1)



Regards,
Thien

From: Grottenberg, John <John.Grottenberg@vancouver.ca>
Sent: Monday, May 13, 2024 4:49 PM
To: Phan, Thien <Thien.Phan@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: 2212 West 10 - Telus Site and Density

Hi Thien, sounds good – yes I'll take a look at the wording.

From: Phan, Thien <Thien.Phan@vancouver.ca>
Sent: Monday, May 13, 2024 4:48 PM
To: Grottenberg, John <John.Grottenberg@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: 2212 West 10 - Telus Site and Density

Thanks John! Appreciate this. we will revise the letter. Do you want to see the wording?

From: Grottenberg, John <John.Grottenberg@vancouver.ca>
Sent: Monday, May 13, 2024 4:34 PM

To: Phan, Thien <Thien.Phan@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: 2212 West 10 - Telus Site and Density

Hi Thien,

Thanks for providing that additional info below.

I just chatted with Matt S – we are supportive of Option B.

Thanks!

John Grottenberg

Senior Planner | Special Projects Office
City of Vancouver

From: Phan, Thien <Thien.Phan@vancouver.ca>
Sent: Monday, May 13, 2024 8:24 AM
To: Grottenberg, John <John.Grottenberg@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: 2212 West 10 - Telus Site and Density

Morning John,

Thanks for the chat on Friday afternoon. We have an enquiry for 2212 West 10 from Telus as part of their suite of redevelopments in Vancouver. It offers rental and BMR, plus retention and reduction of the existing “central office” (CO) space. This CO space must be retained as a critical public utility, essential for network services and functions mainly as storage for critical infrastructure. The applicant has shrunk this footprint substantially to modernize and add rental on top.

They are proposing 6.5 FSR for rental and BMR. They are seeking an additional 0.44 FSR to preserve the public utility CO space, of which 2/3 FSR is below grade and 1/3 FSR is above grade.

We believe there is absolute merit in being flexible on the density to preserve this critical infrastructure piece, which is only a modest 0.44 FSR above the 6.5 FSR in the plan.

As discussed, we have **two options** that we think can be worked out internally, both of which are minor increases in density:

- a. Allow 6.5 FSR for residential + 0.44 FSR for all of the CO space = 6.94 FSR total
- b. Allow 6.5 FSR for residential + 0.15 FSR for above grade CO space (and exclude the 2/3 below grade CO space) = 6.65 FSR total

I know we require commercial at this location, which they are not proposing, but given the existing non-conforming uses, my sense from you is that we would consider this public utility in lieu of commercial.

We are hoping to get the applicant their letter in the next day or so. Could you connect with Matt shortly and get back to us?

Thanks in advance,
Thien

From: "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>
To: "Misiak, Andrew" <Andrew.Misiak@vancouver.ca>
"Cha, David" <David.Cha@vancouver.ca>
CC: "Phan, Thien" <Thien.Phan@vancouver.ca>
Date: 5/7/2024 8:40:14 AM
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks Andrew,

I think we'll need to chat about how we approach these Telus projects to ensure we're giving consistent messaging.

David, can you confirm if we calculate FSR below grade? If we don't, it will reduce the amount of FSR dedicated for utility use.

Daniel

From: Misiak, Andrew
Sent: Monday, May 6, 2024 5:06 PM
To: Feeney, Daniel (PDS) ; Cha, David
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

I can confirm our position on the FSR. I chatted with Chris about it. Whats the planning rationale for excluding it from the overall number ?

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, May 6, 2024 3:27 PM
To: Cha, David <David.Cha@vancouver.ca>
Cc: Misiak, Andrew <Andrew.Misiak@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi David & Andrew,

Sure can do. I'm for most of the day. Can you set a time that works for you?

Andrew, can you confirm the Policy team's stance on the density allocation? For reference, on other sites outside the Bway Plan, senior staff have communicated to Telus/Pooni group that the utility use may not be counted towards the overall FSR.

Daniel

From: Cha, David <David.Cha@vancouver.ca>
Sent: Monday, May 6, 2024 3:10 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Misiak, Andrew <Andrew.Misiak@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

Can we please touch base tomorrow to discuss the item 1 below? I can have a final look at the LOR, once the below items are addressed.

1. It looks like B. Plan Policy team does not support excluding the Telus density (0.44 FSR) in the FSR calculation. Are we set on saying that this proposal will need to count all of the FSR below the base surface as well? It looks like they are proposing 3 levels total (1 level at grade and 2 levels below-grade).
2. Vancouver Park Board / Landscape – potential street trees issue?

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, May 6, 2024 9:08 AM
To: Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks for letting me know Lee,

Andrew and David, can you provide an update on your review/edits?

Hoping to get this letter out by end of day tomorrow.

Thank you,

Daniel

From: Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Sent: Saturday, May 4, 2024 8:28 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

My comments were incorrect with reference to the 12 ft setback, which doesn't apply on this site. We have some commentary back from Park Board that suggests less concern about risks to the

large elm street trees.
I will modify my comments asap OK.
Thanks,
Lee

From: Beaulieu, Lee
Sent: Wednesday, April 17, 2024 8:21 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Good morning,
Please see the draft landscape comments attached.
The landscape coordination items were referenced and hopefully addressed but please let me know if further details are needed.
Thanks,
Lee

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, April 16, 2024 2:03 PM
To: Cha, David <David.Cha@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks David!

Reviewing now.

Daniel

From: Cha, David <David.Cha@vancouver.ca>
Sent: Tuesday, April 16, 2024 1:49 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi team,

Attached is a draft FOD response for 2212 W. 10th Avenue with your attention in **yellow highlights**. I will close my review in Posse. Please review and let me know if you have any questions or comments. If you are requesting edits on the FOD response, please keep me posted.

Lee, I will reach out to you shortly to discuss the below-grade front yard setback item.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver

604.873.7080 | david.cha@vancouver.ca



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From: Cha, David
Sent: Thursday, April 11, 2024 11:37 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

I'm scheduled to review the LOR with my senior planner next Monday after he's back from his vacation. I will forward the LOR shortly after and we may need to have a chat afterwards.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 11, 2024 11:32 AM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Daley, Thomas <Thomas.Daley@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Please provide an update on submitting your reviews for this enquiry.

I have begun writing the letter of response. Hoping to close this enquiry out as soon as we can.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)
Sent: Tuesday, April 2, 2024 3:30 PM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

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Thank you,

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From: Feeney, Daniel (PDS)
Sent: Friday, February 2, 2024 3:01 PM
To: PDS Landscape Assignments s.15(1)(i); Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Budau, Rose <Rose.Budau@vancouver.ca>; Community Spaces <communityspaces@vancouver.ca>; Mah,

Chris <Chris.Mah@vancouver.ca>; Brooker, Emily <Emily.Brooker@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Allingham, Kimberley <Kimberley.Allingham@vancouver.ca>
Subject: Enquiry Application Distribution - 2212 W 10th Ave

Hello Everyone,

Please find below details for a new rezoning enquiry under the Broadway Plan for a site located at 2212 W 10th Ave. Posse file number: **PS-2024-00001**

If you need any additional info from the applicant to perform your review please let me know as early as possible. Comments and conditions are due March 29, 2024.

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Please feel free to reach out if you have any questions or concerns.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

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T: 604-326-4868

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CD-1 REZONING APPLICATION DISTRIBUTION

FILE INFO

PROPERTY ADDRESSES	2212 W 10 th Avenue	
POSSE NUMBER	RZ-2024-00001	
VANDOCs CASE FOLDER	TBD	
REZONING PLANNER	Daniel Feeney	

APPLICATION INTAKE DATE	January 24, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	N/A
URBAN DESIGN PANEL	N/A
COMMENTS DUE	March 29, 2024
REZONING PROPOSAL	
• Rezone from C-7 to CD-1 under the Broadway Plan (sub area KBAD) to permit a 20-storey residential rental building with a 6-storey podium • Approximately 235 rental housing units of which 20% would be below market rental • Communications & Utilities Facility at grade • Proposed FSR is 6.5 • A building height of 61 m (200 ft.) • 107 underground parking spaces and 454 bicycle spaces	
APPLICANT INFORMATION	
APPLICANT	Ian Asselstine, Leducor Group 604-839-0731 ian.asselstine@ledcor.com
ARCHITECT	Siegrist Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>
REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	communityspaces@vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>
PDS - Housing Regulation	<i>To be assigned</i>
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Additional Information	• Community-serving spaces information form

Daniel Feeney (He/Him)
Rezoning Planner

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From: "Phan, Thien" <Thien.Phan@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 4/16/2024 4:23:00 PM
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Attachments: 2212 W 10th Ave_FOD response draft.docx

Hi Daniel thanks for sending this forward.

I made some comments mainly for David Cha. Note this was a very cursory review. I agree we definitely need to be more clear. I left some pretty extensive comments. Can we ask David to clarify before we send off? Thank you!

Also, if there are areas that you think should be more clear too please do message that for David.

Thanks again,
Thien

From: Feeney, Daniel (PDS)
Sent: Tuesday, April 16, 2024 3:53 PM
To: Phan, Thien
Subject: FW: Enquiry Application Distribution - 2212 W 10th Ave

Hi Thien,

Please the 2212 W 10th Ave (Telus site) FOD advice attached.

I think the advice could be a bit clearer. There is a lot of "we *may* consider" statements. I think we should just come out and say what we will and will not consider.

There's setback and tower relocation expectations as well as podium height and tower separation relaxations. I think we should clear on what we expect and what we are willing to relax.

Please let me know what your thoughts are.

Thank you,

Daniel

From: Cha, David <David.Cha@vancouver.ca>
Sent: Tuesday, April 16, 2024 1:49 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi team,

Attached is a draft FOD response for 2212 W. 10th Avenue with your attention in yellow highlights. I will close my review in Posse. Please review and let me know if you have any questions or comments. If you are requesting edits on the FOD response, please keep me posted.

Lee, I will reach out to you shortly to discuss the below-grade front yard setback item.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Cha, David
Sent: Thursday, April 11, 2024 11:37 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

I'm scheduled to review the LOR with my senior planner next Monday after he's back from his vacation. I will forward the LOR shortly after and we may need to have a chat afterwards.

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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 11, 2024 11:32 AM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Daley, Thomas <Thomas.Daley@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Please provide an update on submitting your reviews for this enquiry.

I have begun writing the letter of response. Hoping to close this enquiry out as soon as we can.

Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)

Sent: Tuesday, April 2, 2024 3:30 PM

To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>

Cc: Cha, David <David.Cha@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Importance: High

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Just a friendly reminder the comments for this enquiry are due. Engineering have concluded their review so I am hoping to compile the comments into the letter of response shortly.

Please let me know if you have any questions or concerns.

Thank you,

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From: Feeney, Daniel (PDS)

Sent: Friday, February 2, 2024 3:01 PM

To: PDS Landscape Assignments [s.15\(1\)\(l\)](#); Walker, Dan

dan.walker@vancouver.ca; Blackwood, Shannon Shannon.Blackwood@vancouver.ca; Budau, Rose Rose.Budau@vancouver.ca; Community Spaces communityspaces@vancouver.ca; Mah, Chris Chris.Mah@vancouver.ca; Brooker, Emily Emily.Brooker@vancouver.ca; Tosoff, Tamara Tamara.Tosoff@vancouver.ca; Gomes, Catarina Catarina.Gomes@vancouver.ca; Yamashita, Kasel Kasel.Yamashita@vancouver.ca; McAuley, Jordan Jordan.McAuley@vancouver.ca; Takeda, Miyo Miyo.Takeda@vancouver.ca

Cc: Phan, Thien Thien.Phan@vancouver.ca; Liu, Belinda Belinda.Liu@vancouver.ca; Allingham, Kimberley Kimberley.Allingham@vancouver.ca

Subject: Enquiry Application Distribution - 2212 W 10th Ave

Hello Everyone,

Please find below details for a new rezoning enquiry under the Broadway Plan for a site located at 2212 W 10th Ave. Posse file number: **PS-2024-00001**

If you need any additional info from the applicant to perform your review please let me know as early as possible. Comments and conditions are due March 29, 2024.

*****IMPORTANT PROJECT INFORMATION*****

Please note, this proposal is fairly unique. The applicant, Telus, currently utilizes this site as one of their "Central Offices." These sites function as utility & communications facilities containing telecommunications infrastructure. Telus are looking to modernize their infrastructure by retrofitting existing facilities with fiberoptic technology. This upgrade will essentially reduce the physical footprint of their existing facilities. Consequently, Telus are seeking to rezone the site to permit secured rental with a secondary utility & communications use.

Please feel free to reach out if you have any questions or concerns.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

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CD-1 REZONING APPLICATION DISTRIBUTION	
FILE INFO	
PROPERTY ADDRESSES	2212 W 10 th Avenue
POSSE NUMBER	RZ-2024-00001
VANDOCs CASE FOLDER	TBD
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	January 24, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	N/A
URBAN DESIGN PANEL	N/A
COMMENTS DUE	March 29, 2024
REZONING PROPOSAL	
• Rezone from C-7 to CD-1 under the Broadway Plan (sub area KBAD) to permit a 20-storey residential rental building with a 6-storey podium • Approximately 235 rental housing units of which 20% would be below market rental • Communications & Utilities Facility at grade • Proposed FSR is 6.5 • A building height of 61 m (200 ft.) • 107 underground parking spaces and 454 bicycle spaces	
APPLICANT INFORMATION	
APPLICANT	Ian Asselstine, Leducor Group 604-839-0731 ian.asselstine@ledcor.com
ARCHITECT	Siegrist Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL – Development Review Branch	<i>Joe Bosnjak (for assignment)</i>
REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	communityspaces@vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>
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s.13(1)



From: "Cha, David" <David.Cha@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Beaulieu, Lee" <lee.beaulieu@vancouver.ca>
CC: "Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
Date: 4/16/2024 1:49:30 PM
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Attachments: 2212 W 10th Ave_FOD response draft.docx

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Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Allingham, Kimberley <Kimberley.Allingham@vancouver.ca>
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April 15, 2026

SUBJECT: 2212 W 10th Ave. (PS-2024-00001) – Form of Development Response

Urban Design & Development Planning review has been completed for the above-noted address by David Cha (Development Planner) and Kevin Spaans (Senior Development Planner). The review is divided into two parts: text for the body of the Letter of Response, and a detailed Form of Development assessment for Appendix A. Please refer to the Development Planner for additional information as necessary.

Text for the body of the Letter of Response

The proposal generally complies with sections of the *Plan* governing tower height, minimum frontage for consideration as a tower development and tower floor plate size. The proposal exceeds the maximum allowable density of 6.5 FSR and the maximum anticipated podium height of four storeys; however Staff may consider relaxation to the podium height subject to further review. The proposal introduces shadowing on the St. John's School yards and playgrounds during school hours. Advice included in Appendix A will help address these form of development issues and will assist in making best efforts to minimize shadowing.

Following comprehensive review of the proposal, Staff have determined that a larger exterior side yard setback than proposed is required per sentence 11.6.10 of the *Plan*. Further, given the existing mature street trees along West 10th Avenue and residential uses at grade, staff strongly recommend that a greater front yard setback than the proposed to be provided.

Insufficient information is provided to confirm compliance with tower separation requirements. The proposal generally meet the emergent industry standards for minimum floor area for outdoor and indoor amenities. Additional design exploration is strongly encouraged to meet emergent industry standards for minimum dwelling unit sizes.

To support predictability and fairness for all proponents, relaxations to policies governing form of development will be reserved only for applications that provide an important public benefit or otherwise contribute to City objectives better than a fully-compliant development, unless otherwise stipulated in the Form of Development assessment in Appendix A.

Detailed Form of Development Assessment

Form of Development

- **Height, Density and Massing**

- The proposal complies with sections of the *Plan* governing tower height, minimum site frontage of 36.6 m (120 ft.) required for consideration as a tower development and tower floor plate size.
- To accommodate a rooftop indoor residential amenity with contiguous outdoor amenity space, an increase in height of no more than one additional partial storey may be considered.
- The proposal exceeds the maximum allowable density of 6.5 FSR as the Telus Central Office (Utility and Communication Uses) floor area have not been counted toward the total floor area when calculating project Floor Space Ratio (FSR).

NOTE TO REZONING PLANNER: Based on my review, this Utility and Communication Uses floor area are not included in their FSR calculation and not counted towards the total floor area. Please review and confirm how we want to address this. Do we need to review with DRB and/or RRM? Also, how should we deal with section 8.8.2 from the Broadway Plan on the minimum 0.25 FSR of retail/service or office uses requirement?

- The proposal exceeds the maximum anticipated podium height of four storeys. Relaxations may be considered subject to other urban design performance considerations including solar access policies.
- The tower massing introduces shadowing on the St. John's School yards and playgrounds. Per the *Plan*, new buildings should minimize shadow impacts on independent school yards, particularly during school hours. Staff strongly recommend the following design development to improve solar access on the St. John's School property:
 - Reorient the tower massing from west-east to north-south direction along with other urban design strategies. Refer to the Tower Separation section below.
 - Shape and reduce the upper tower massing and the tower crown.
- Staff note that co-op building to the west has units with windows facing the shared property line. Special consideration should be given to ensuring that the design of the interfacing façade responds to privacy, overlook and livability considerations for these neighbouring residents.
- **Tower Separation**
 - In the majority of cases, a minimum tower separation of 24.4 m (80 ft.) is expected to be accommodated equitably between the proposed development and any future neighbouring tower development, a minimum 12.2 m (40 ft.) measured to the centreline of the lane is required at levels above six storeys.
 - Having reviewed the immediate context, Staff note that the adjacent seven storey residential building to the south forms part of a large multi-building CD-1 development and is unlikely to be redeveloped as a tower without a subsequent large scale text amendment. Relaxation to the standard tower separation requirements may be considered to support a tower form that better minimizes impacts to solar access on the adjacent context.
 - To inform the potential relaxations to the tower separation requirements, a dimensioned block study demonstrating that towers may be accommodated on a future redevelopment of the adjacent property with compliant tower separations is required with the rezoning application.
- **Pedestrian Realm Interface and Placemaking**

- The development proposal and its pedestrian realm interface will contribute significantly to the evolving character of the urban context particularly to the Arbutus Greenway Park located directly to the south. Further design development should be undertaken to address the following:
 - Compliance with exterior side yard setback requirements with landscape design strategies that enhances the relationship of the semi-private outdoor space with the adjacent park space. Refer to Site Design section below.
 - Building facades and public realm interface fronting on three streets should demonstrate neighbourhood fit and human scale with north and east as the primary interface. All building and site design elements must contribute to active pedestrian realm and round-the-clock safety and comfort for pedestrians and building occupants.
 - The building articulation should successfully contribute to both the streetscape and the skyline viewed from all aspects.
- **Site Design**
 - The proposal provides an exterior side yard setback of approximately 1.3 m (4 ft.). As the proposed ground level uses are residential units and amenities oriented to the street, a 3.6 m (12 ft.) exterior side yard setback is required per sentence 11.6.10 of the *Plan* to support livable housing and provide proper separation from the pedestrian realm along Yew Street. To maintain a strong physical and visual connection to the adjacent park space, this setback should extend the full height of the building not including the below-grade parkade levels. **Also refer to Landscape comments.**
 - To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) exterior side yard setback to include the below-grade parkade structure is encouraged.
 - As the proposal provides residential uses at grade rather than retail/service uses as anticipated for mixed-use areas in the *Plan*, a minimum front yard setback of 3.6 m (12 ft.) extending the full height of the building is strongly recommended to provide the anticipated semi-private residential outdoor space of other *Plan* areas with at grade residential.
 - To support mature tree retention and passive rainwater management, the strongly recommended 3.6 m (12 ft.) front yard setback should be extended to include the below-grade parkade structure. **Also refer to Landscape comments.**
- **Residential Dwelling Units**
 - Dwelling units are recommended to have a net floor area of no less than 37.0 sq. m (398 sq. ft.) for studios, 46.5 sq. m (500 sq. ft.) for one bedroom, 70 sq. m (753 sq. ft.) for two bedroom, and 90 sq. m (970 sq. ft.) for three-plus bedroom to meet minimum standards of livability.
 - Dwelling units should be designed first and foremost in the interest of the occupants, and should foster a sense of stability and encourage long-term tenancy.
- **Residential Amenity Areas (Outdoor)**
 - Common outdoor amenities should be located throughout the development site, particularly at locations with good solar access and prominent views.
 - Accommodations should be made for robust plantings that provide shade, acoustic buffering and visual appeal at all outdoor amenity areas.
 - Providing for a variety of outdoor activities to suit a range of age groups is encouraged. Outdoor amenities may include:

- Sports equipment like basketball hoops, hockey nets and ping-pong tables;
- Outdoor kitchens and dining areas;
- Hobby gardening and urban agriculture beds;
- Children's play structures; and/or,
- Sunbathing and picnic areas.
- **Residential Amenity Areas (Indoor)**
 - Indoor amenities should be designed to give residents of all ages access to a variety of activities that may be difficult to do in apartment homes, and creativity is encouraged. Indoor amenities may include:
 - Acoustically controlled music rooms for residents to play instruments without disturbing their neighbours;
 - Multipurpose rooms for hosting larger functions and parties;
 - Flexible workspaces with small meeting rooms to support working at home;
 - Dog washing rooms with hose bibs and floor drains; and/or,
 - Workshops with a tool library.
- **Sustainable Design**
 - All non-occupiable roof surfaces should be designed as green roofs to provide for passive rainwater management and to mitigate the urban heat island effect.
- **Shadows**
 - Shadow impacts on St. John's School yards and playgrounds should be minimized. The City may require a comprehensive engagement strategy with St. John School as part of the application review and approval process. This engagement may include applicant led special meetings and/or workshops with school administration, students, parents and City staff. A letter of support from the school administration may be required as part of the rezoning application approval process. Refer to the Height, Density and Massing section above.
 - To inform Staff review of the proposal, the application should include a school program schedule including recesses, lunch breaks and other times when the yards and playgrounds will be occupied during the school day.
 - Detailed shadow analysis is to be included with the rezoning application that demonstrates that shadow impacts on the St. John's School yards and playgrounds are minimized, with the following technical considerations:
 - Accurately show the existing school yards and playgrounds of St. John's School located on the ground level and the rooftop.
 - Apply correct daylight savings into all shadow studies for detailed shadow assessment review. Shadow study models are expected to be correctly geolocated and oriented on the cardinal axis, and that the UTC is accurately set for the time of year shown: UTC -8 between Sept 22 and Mar 20, and UTC -7 between Mar 20 and Sept 22. Surrounding topography is expected to be accurately modelled.
- **Civic Agencies**

- At the discretion of the Director of Planning the proposal may be subject to review by the Urban Design Panel.

From: "Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>
To: "Cha, David" <David.Cha@vancouver.ca>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Semproni, Mike" <Mike.Semproni@vancouver.ca>
Date: 4/11/2024 8:30:04 AM
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi David,

Thanks for checking in.

Following additional discussions between Rezoning and Transportation staff, as well as additional assessment by our Transportation design teams ^{s.13(1)} [REDACTED]
s.13(1) [REDACTED]

This is reflected in both Mike's updated TPL memo and the consolidated Transportation memo, both dated March 28th in POSSE.

Cheers,

Rosemarie

From: Cha, David
Sent: Wednesday, April 10, 2024 4:46 PM
To: Draskovic, Rosemarie
Cc: Feeney, Daniel (PDS)
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Rosemarie,

Hope you're well. I'm currently in the process of drafting my FOD response for 2212 W. 10th Avenue and wanted to confirm if we are disregarding the 1.5 m SRW requirement along Marstrand Avenue.

Mike's TPL comments appear to indicate this SRW requirement, however the consolidated transportation comments appear to not include the 1.5m SRW requirement, so I wanted to confirm with you. Thanks!

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, April 2, 2024 3:30 PM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Just a friendly reminder the comments for this enquiry are due. Engineering have concluded their review so I am hoping to compile the comments into the letter of response shortly.

Please let me know if you have any questions or concerns.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)
Sent: Friday, February 2, 2024 3:01 PM
To: PDS Landscape Assignments [s.15\(1\)\(l\)](#); Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Budau, Rose <Rose.Budau@vancouver.ca>; Community Spaces <communityspaces@vancouver.ca>; Mah, Chris <Chris.Mah@vancouver.ca>; Brooker, Emily <Emily.Brooker@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Allingham, Kimberley <Kimberley.Allingham@vancouver.ca>
Subject: Enquiry Application Distribution - 2212 W 10th Ave

Hello Everyone,

Please find below details for a new rezoning enquiry under the Broadway Plan for a site located at 2212 W 10th Ave. Posse file number: **PS-2024-00001**

If you need any additional info from the applicant to perform your review please let me know as early as possible. Comments and conditions are due March 29, 2024.

IMPORTANT PROJECT INFORMATION

Please note, this proposal is fairly unique. The applicant, Telus, currently utilizes this site as one of their “Central Offices.” These sites function as utility & communications facilities containing telecommunications infrastructure. Telus are looking to modernize their infrastructure by retrofitting existing facilities with fiberoptic technology. This upgrade will essentially reduce the physical footprint of their existing facilities. Consequently, Telus are seeking to rezone the site to permit secured rental with a secondary utility & communications use.

Please feel free to reach out if you have any questions or concerns.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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CD-1 REZONING APPLICATION DISTRIBUTION	
FILE INFO	
PROPERTY ADDRESSES	2212 W 10 th Avenue
POSSE NUMBER	RZ-2024-00001
VANDOCs CASE FOLDER	TBD
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	January 24, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	N/A
URBAN DESIGN PANEL	N/A
COMMENTS DUE	March 29, 2024
REZONING PROPOSAL	

• Rezone from C-7 to CD-1 under the Broadway Plan (sub area KBAD) to permit a 20-storey residential rental building with a 6-storey podium • Approximately 235 rental housing units of which 20% would be below market rental • Communications & Utilities Facility at grade • Proposed FSR is 6.5 • A building height of 61 m (200 ft.) • 107 underground parking spaces and 454 bicycle spaces	
APPLICANT INFORMATION	
APPLICANT	Ian Asselstine, Ledcor Group 604-839-0731 ian.asselstine@ledcor.com
ARCHITECT	Siegrist Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>
REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	communityspaces@vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>
PDS - Housing Regulation	<i>To be assigned</i>
ACCS - Social Policy	<i>To be assigned</i>
REFM - Real Estate Services	<i>N/A</i>
APPLICATION DOCUMENTS	
Application forms	• Rezoning application form
Property/site information	• Title search • Charge summary • BC Company summary • Rezoning consent by all owners
Site Plans and Design Package	• Rezoning booklet
Studies, Reports and Assessments	• Arborist report
Additional Information	• Community-serving spaces information form

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca

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From: "Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>
To: "Kettmann, Harry" <harry.kettmann@vancouver.ca>
"Beaulieu, Lee" <lee.beaulieu@vancouver.ca>
"PB Development Trees" <PBDevelopment.Trees@vancouver.ca>
"Cha, David" <David.Cha@vancouver.ca>
Date: 5/8/2024 9:16:14 AM
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks Harry & Lee,

This makes good sense to me. David & I will chat and note s.13(1)
s.13(1)
s.13(1) within the letter.

Thanks again for your help and attention on this.

Daniel

From: Kettmann, Harry <harry.kettmann@vancouver.ca>
Sent: Wednesday, May 8, 2024 8:31 AM
To: Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

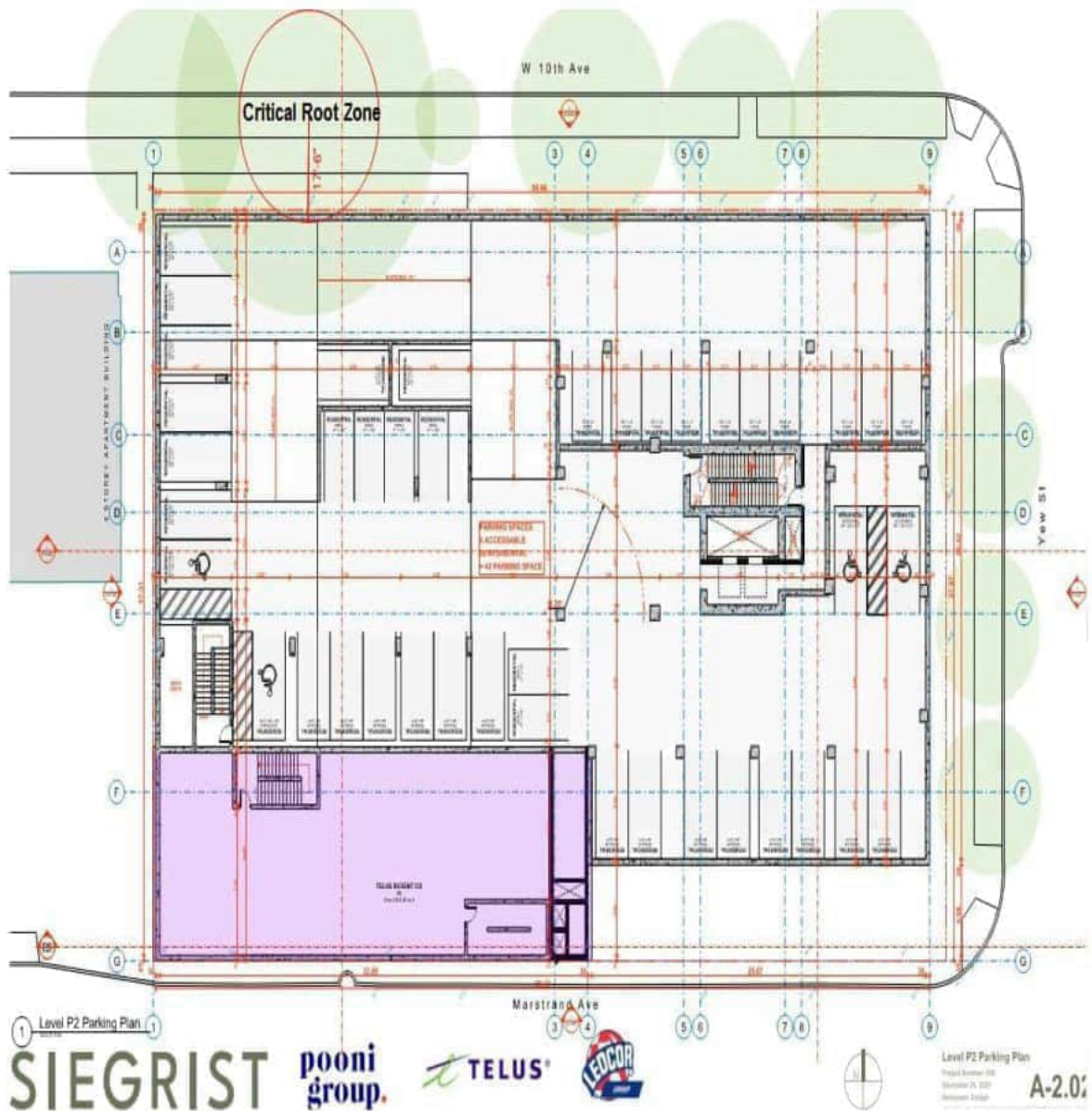
Hi All,

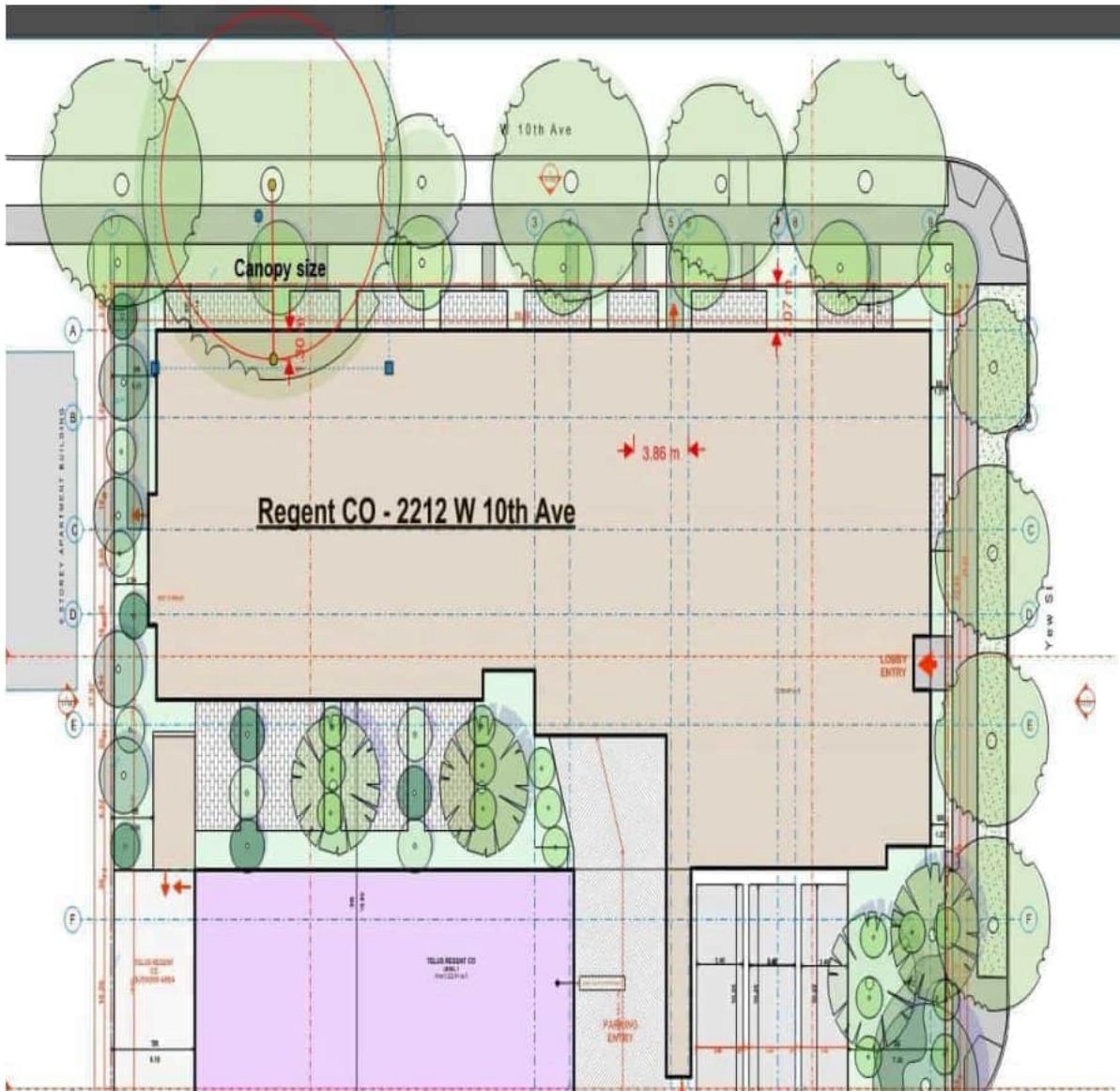
Urban Forestry supports small underground setbacks of at least 1m due to the fact that parkade membranes need repair 20 to 30 years later and the only way to access the parkade wall is excavation on city property. We have had serious impacts to large high value trees during these repair jobs as excavation occurs on city property often in the critical root zone of large trees. A 1m underground setback allows repairs to take place on private property and provides an additional 1m buffer for the street tree critical root zones.

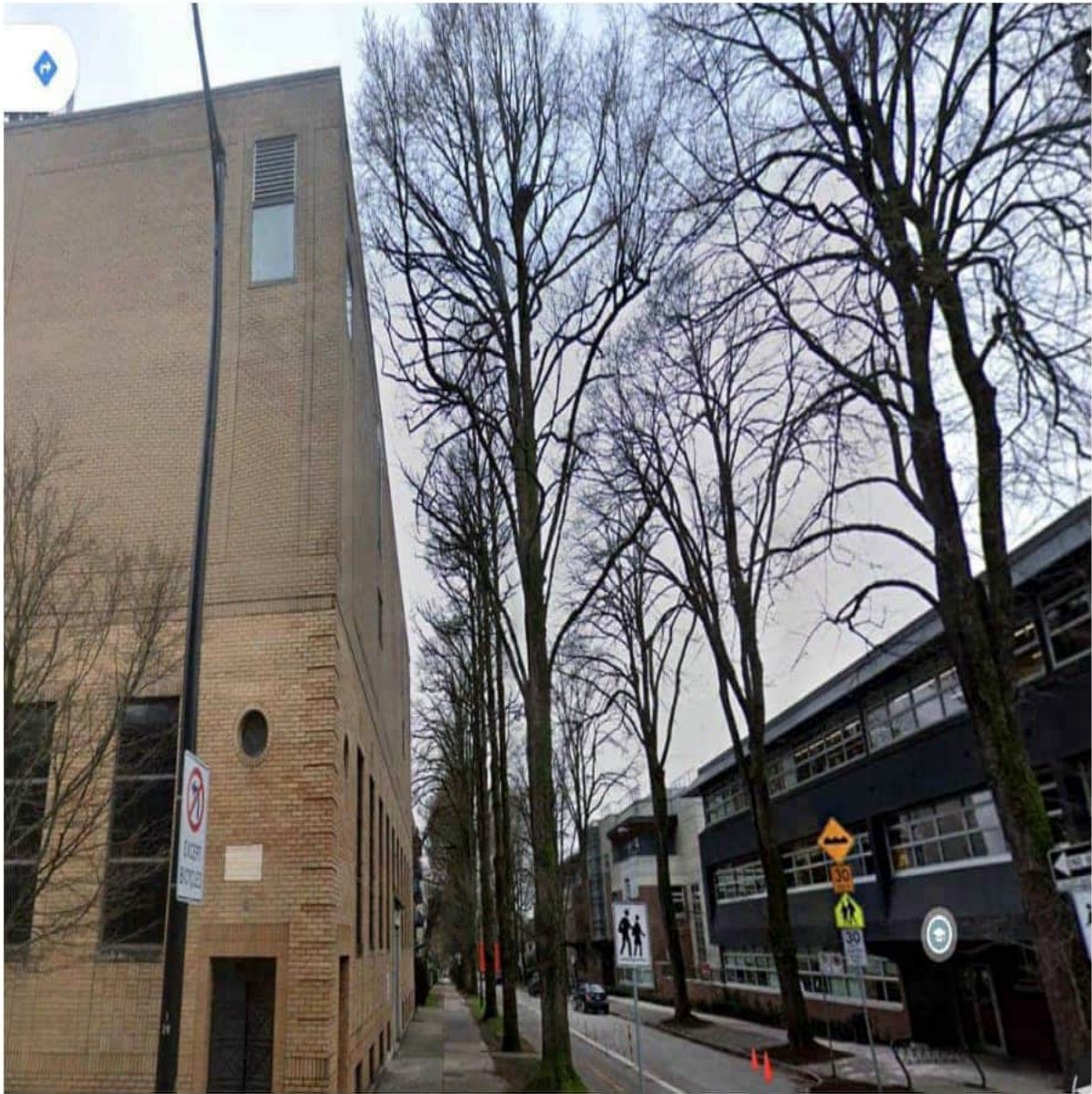
On this site a 1m under ground setback would eliminate the need for an exploratory excavation around tree 486. The above ground set back seems to be around 2m not including balconies if there are any. There will be some pruning required as an additional 2m is usually required to facilitate façade construction. An additional 1m above ground setback would reduced the level of pruning required and minimize the tree canopy damage associated with these large builds.

I like what Lee has proposed.

I might propose something like... explore design development test-fit for a front setback, including parkade and façade, of up to 2 m, subject to further root mapping and analysis of the overall tree impacts (to one tree) by project arborist, to discretion of DOP and Park Board.







Thanks,
Harry Kettmann (he/him)
Arboriculture Technician,
ISA Certified Arborist/ISA Municipal Arborist/TRAQ
Urban Forestry/Vancouver Park Board
Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Sent: Wednesday, May 08, 2024 7:43 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Kettmann, Harry
<harry.kettmann@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>;
Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks.
I might propose something like s.13(1)

s.13(1)

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, May 07, 2024 3:36 PM
To: Kettmann, Harry <harry.kettmann@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Everyone,

Thanks for going on site and reviewing.

David & I are still a bit confused. Can you confirm whether we should be advocating for an extensive above/below-grade setback? These are high value trees and we need to provide guidance at this stage.

Or with the current conditions and exploratory excavation, can we bypass the setback? We need to be clear with the applicant.

Thank you!

Daniel

From: Kettmann, Harry <harry.kettmann@vancouver.ca>
Sent: Tuesday, May 7, 2024 3:23 PM
To: Beaulieu, Lee <lee.beaulieu@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Lee,

A small exploratory air-vac excavation along the PL will give us the info we need to ascertain whether this tree is retainable or not. Can we let the applicant to contact the consulting arborist about performing this in advance of construction?

Thanks,
Harry Kettmann (he/him)
Arboriculture Technician,
ISA Certified Arborist/ISA Municipal Arborist/TRAQ
Urban Forestry/Vancouver Park Board
Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Beaulieu, Lee <lee.beaulieu@vancouver.ca>

Sent: Tuesday, May 07, 2024 11:34 AM

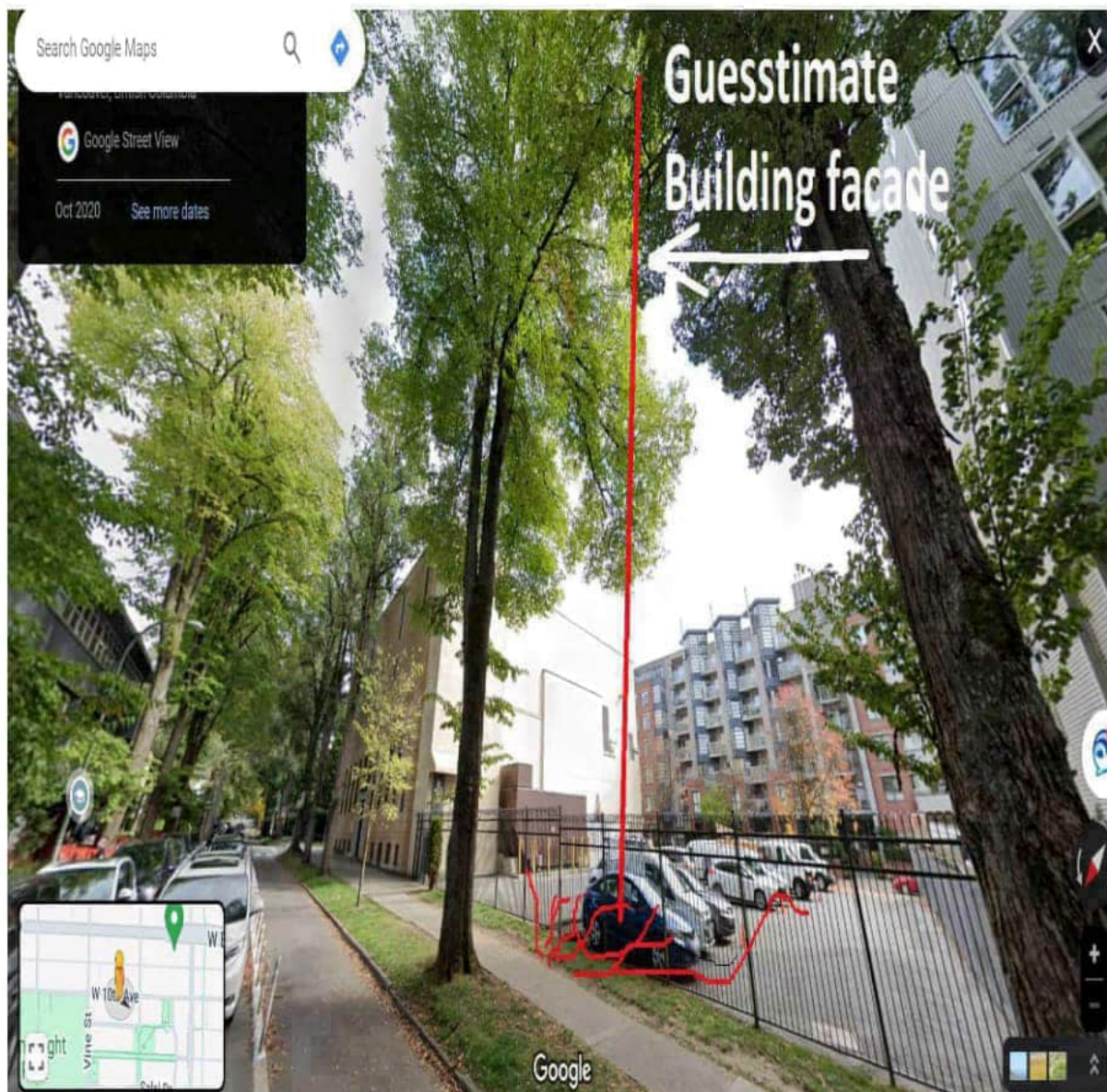
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Harry,

There is really one tree that caught my eye, which is the big elm beside the parking lot, which may roots growing in the asphalt area and will probably need clearance pruning. The remaining tree roots and canopies are likely to be restricted to the property line boundary by existing foundations and basements of existing buildings. My opinion.

Please see this very bad rendering 



From: PB Development Trees <PBDevelopment.Trees@vancouver.ca>

Sent: Tuesday, May 07, 2024 11:10 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>
Cc: Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi David,

My wording was "s.13(1)".

Regarding the health of the trees, there are impacts anytime you excavate in the vicinity of large mature trees. Any degree of underground setback would be beneficial to these elms as the roots are likely to be jammed up against the existing building. Forming right at the PL might conflict with the root mass at this location.

Thanks,
Harry Kettmann (he/him)
Arboriculture Technician,
ISA Certified Arborist/ISA Municipal Arborist/TRAQ
Urban Forestry/Vancouver Park Board
Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, May 07, 2024 11:00 AM
To: Cha, David <David.Cha@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>
Cc: Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi All,

Just to add to David's email. There is an existing basement at the site.

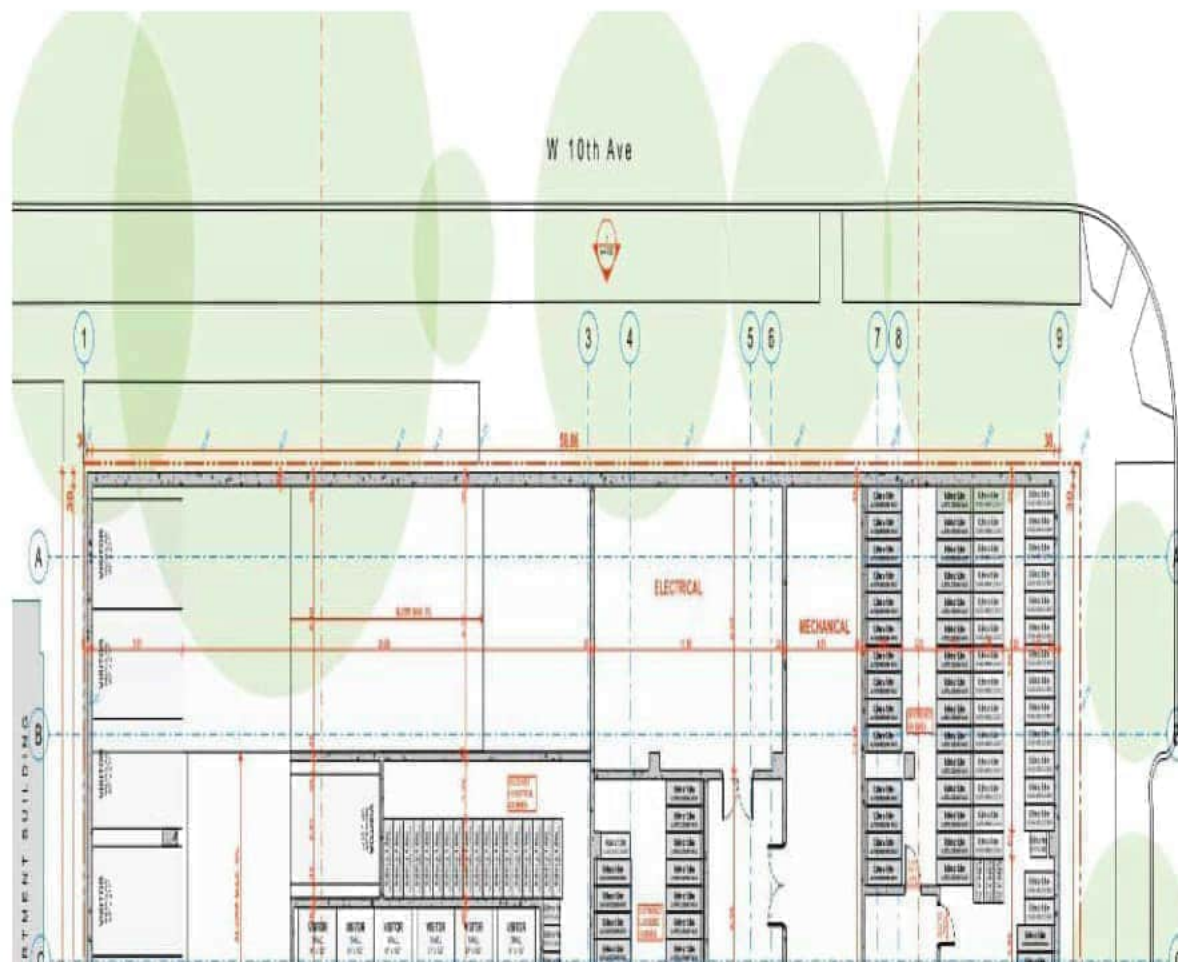
Daniel

From: Cha, David <David.Cha@vancouver.ca>
Sent: Tuesday, May 7, 2024 10:49 AM
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>
Cc: Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Harry,

Thank you for getting back to us.

Just to clarify your email - What I'm hearing is that from Park Board's review, the proposed zero lot line below-grade foundation along West 10th Avenue (see screenshot below) does not appear to have negative impacts on the mature street trees along West 10th Avenue. Is this correct?



Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: PB Development Trees <PBDevelopment.Trees@vancouver.ca>

Sent: Tuesday, May 7, 2024 10:31 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>

Cc: PB Development Trees <PBDevelopment.Trees@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

Looking at the current building on StreetView it has lower windows which would indicate a sub grade floor or basement. If this is the case forming the new foundation s.13(1) the roots of the large elm trees. If there is no basement then the roots will have grown into private property and will need to be severed resulting in the removal of these elms.

Both frontages will need canopy clearance a minimum of 2m from PL to civic side to facilitate construction of building. For a build like this it is highly likely that the contractor will reach out to UF for the removal of some trees to facilitate construction. We will review at that time.

Thanks,

Harry Kettmann (he/him)

Arboriculture Technician,

ISA Certified Arborist/ISA Municipal Arborist/TRAQ

Urban Forestry/Vancouver Park Board

Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Tuesday, May 07, 2024 8:42 AM

To: Kettmann, Harry <harry.kettmann@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>

Cc: PB Development Trees <PBDevelopment.Trees@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Harry,

Any updates on the W 10th Ave trees?

Cheers,

Daniel

From: PB Development Trees <PBDevelopment.Trees@vancouver.ca>

Sent: Monday, May 6, 2024 10:31 AM

To: Cha, David <David.Cha@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>

Cc: Kettmann, Harry <harry.kettmann@vancouver.ca>; McQuillan, Jesse

<Jesse.McQuillan@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi David,

I will be visiting the site today to assess potential tree conflicts and will report back.

Thanks,
Harry Kettmann (he/him)
Arboriculture Technician,
ISA Certified Arborist/ISA Municipal Arborist/TRAQ
Urban Forestry/Vancouver Park Board
Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Cha, David <David.Cha@vancouver.ca>
Sent: Thursday, May 02, 2024 9:33 AM
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Cc: Kettmann, Harry <harry.kettmann@vancouver.ca>; McQuillan, Jesse <Jesse.McQuillan@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Harry and all,

I'm including Daniel Feeney, who is the file manager for this rezoning enquiry to keep him in the loop as well.

You should be able to find the architectural drawings in Posse as per screenshot below.

Save Retrieve New New Subjob Delete Reports Remember Locate

PS-2024-00001: In Review (Rezoning - CONFIDENTIAL ENQUIRY - BPlan. [2212 W 10th Ave] - ur Created Date: 2212 W 10TH AVENUE, Vancouver, BC V6K 2H8 (Ledcor Group) Completed Date:

Applicant / Location Details Application Documents Processes Subjobs Reviews Fees & Payments Terms Conditions Warnings

Hide "Not Accepted/Cancelled/Superseded" Documents Show All Documents

Uploaded Documents Scan Document

New Export

	Attachment Type	File Name	Uploaded Date	Acceptance Status	Val
	PS - Urban Design Analysis	2212 W 10th Ave - Existing Building Shadow Study.pdf	Mar 07, 2024 at 16:51 PM	Provided	
	PS - Urban Design Analysis	2212 W 10th Ave - Updated Shadow Study.pdf	Mar 07, 2024 at 16:49 PM	Provided	
	PS - Rezoning and Design Rationale	Application for Rezoning Advice Booklet for 2212 W 10 Ave...	Feb 02, 2024 at 13:38 PM	Provided	
	PS - Urban Design Analysis	Application for Rezoning Advice Booklet for 2212 W 10 Ave...	Feb 02, 2024 at 13:33 PM	Provided	
	PS - Project Statistics	2212_W_10th_Ave_bulletin-community-serving-spaces-rez...	Jan 02, 2024 at 12:57 PM	Provided	
	PS - Arborist Letter	2212_W_10th_Ave_Arborist_Report.pdf	Jan 02, 2024 at 12:57 PM	Provided	
	PS - Enquiry Drawings	2212_W_10th_Ave_Application for Rezoning Advice Bookle...	Jan 02, 2024 at 12:56 PM	Provided	
	PS - Project Statistics	2212_W_10th_Ave_application-for-rezoning-advice-form-e...	Jan 02, 2024 at 12:55 PM	Provided	

Regards,

David Cha, Architect AIBC
 Development Planner
 Planning, Urban Design and Sustainability | City of Vancouver
 604.873.7080 | david.cha@vancouver.ca



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From: PB Development Trees <PBDevelopment.Trees@vancouver.ca>
 Sent: Thursday, May 2, 2024 9:04 AM
 To: Beaulieu, Lee <lee.beaulieu@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>
 Cc: Cha, David <David.Cha@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>; McQuillan, Jesse <Jesse.McQuillan@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Lee,

s.22(1)

I didn't see a TMP or the architectural drawings in Posse. If you have them please send them over.

The elm trees on W 10th are 4.8m away from the PL so the lack of setback might not be as big as a problem as we think. I'm hoping there is a basement in the existing building as that way the roots won't be in the building footprint. The elm canopies are only slightly over the PL so pruning shouldn't be too excessive. I think these trees will be retainable but I will need to review the architectural drawings to be sure.

Thanks,

Harry Kettmann (he/him)

Arboriculture Technician,

ISA Certified Arborist/ISA Municipal Arborist/TRAQ

Urban Forestry/Vancouver Park Board

Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Beaulieu, Lee <lee.beaulieu@vancouver.ca>

Sent: Thursday, May 02, 2024 8:12 AM

To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>

Cc: Cha, David <David.Cha@vancouver.ca>; Kettmann, Harry <harry.kettmann@vancouver.ca>;

McQuillan, Jesse <Jesse.McQuillan@vancouver.ca>

Subject: FW: Enquiry Application Distribution - 2212 W 10th Ave

Importance: High

Hi Harry and Jesse,

I should have sent this to you earlier this month, but I have no record.

Apologies, I am bypassing the PB Development email -- especially given the implications for street tree impacts here.

There is a rezoning Enquiry for a new development along W 10th Ave, that appears to have potential to substantially impact about 3 or more of the mature Elm Street trees along W 10th Ave. Additional trees on city property are proposed to be removed at the south edge along Marstrand, but those are likely going to be far too difficult to retain.

The Broadway Plan 12 ft. building setbacks do not apply for this site, which presents a problem.

See below the tree management plan, the P1 plan, and a section through 10th.

There is an existing surface parking area adjacent some of the trees.

The arborist report states that roots are likely constrained but is not clear why that assumption was made.

I did not see any evidence in the report that they carried out any root mapping.

The canopies may also conflict with the future building façade, since the existing canopy extends into the site.

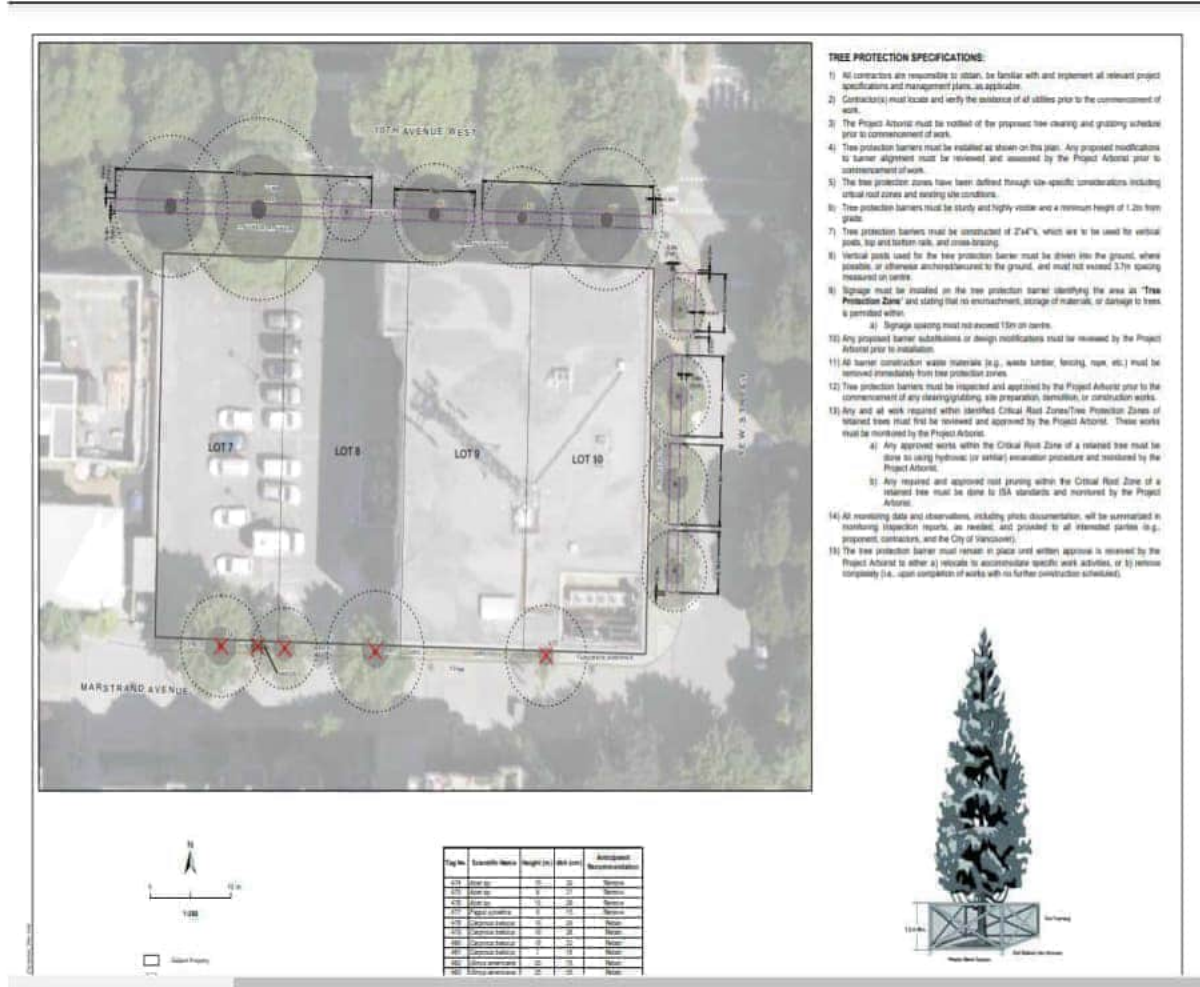
Please review at your earliest convenience.

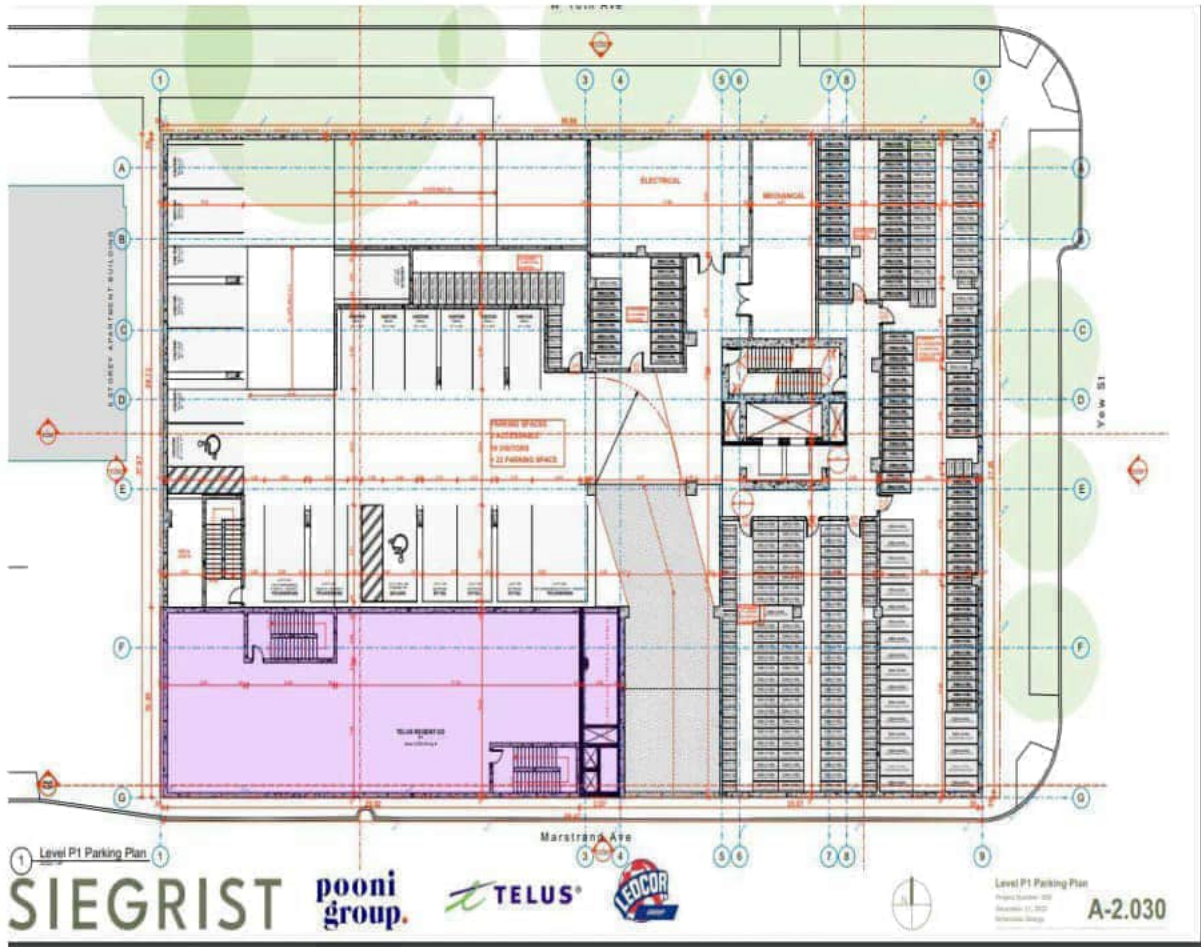
s.22(1)

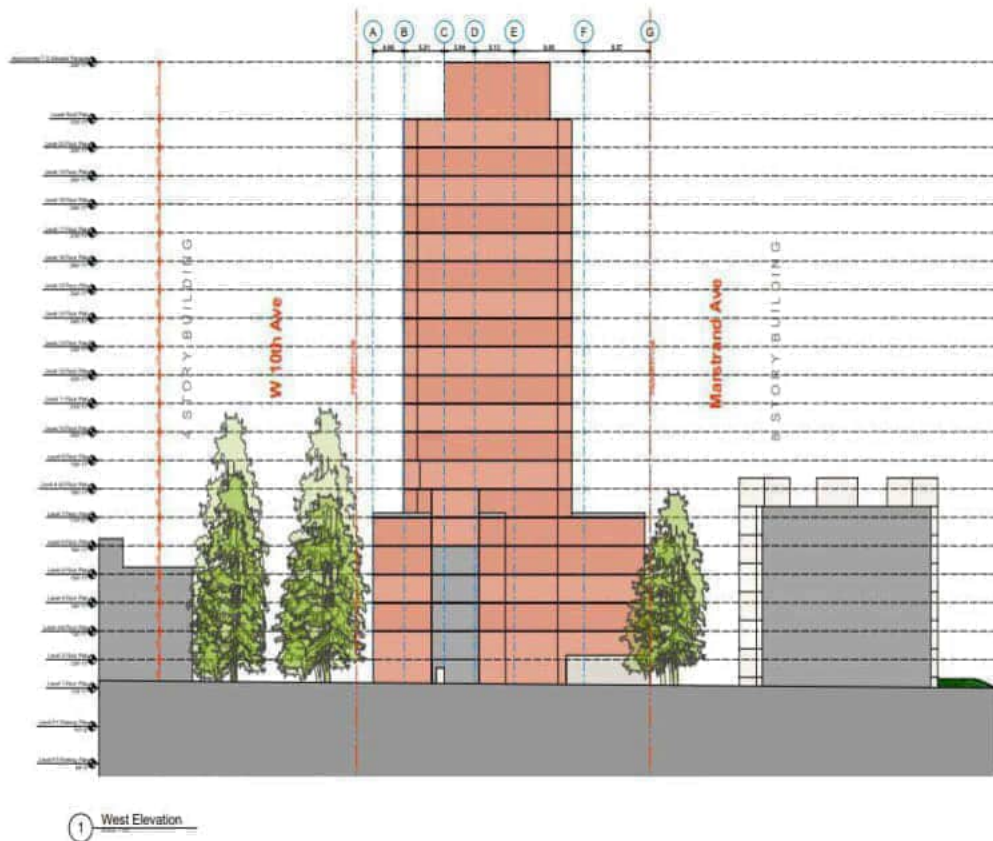
so please coordinate with David.

There will be a landscape review contact assigned for future phases and I will notify the interim landscape manager, Paul Cheng.

Best,
Lee







From: Beaulieu, Lee

Sent: Wednesday, April 17, 2024 8:21 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Good morning,

Please see the draft landscape comments attached.

The landscape coordination items were referenced and hopefully addressed but please let me know if further details are needed.

Thanks,

Lee

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Tuesday, April 16, 2024 2:03 PM

To: Cha, David <David.Cha@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Thanks David!

Reviewing now.

Daniel

From: Cha, David <David.Cha@vancouver.ca>
Sent: Tuesday, April 16, 2024 1:49 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi team,

Attached is a draft FOD response for 2212 W. 10th Avenue with your attention in **yellow highlights**. I will close my review in Posse. Please review and let me know if you have any questions or comments. If you are requesting edits on the FOD response, please keep me posted.

Lee, I will reach out to you shortly to discuss the below-grade front yard setback item.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Cha, David
Sent: Thursday, April 11, 2024 11:37 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave

Hi Daniel,

I'm scheduled to review the LOR with my senior planner next Monday after he's back from his vacation. I will forward the LOR shortly after and we may need to have a chat afterwards.

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 11, 2024 11:32 AM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Daley, Thomas <Thomas.Daley@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Please provide an update on submitting your reviews for this enquiry.

I have begun writing the letter of response. Hoping to close this enquiry out as soon as we can.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)
Sent: Tuesday, April 2, 2024 3:30 PM
To: Brunn, Lani <Lani.Brunn@vancouver.ca>; Tajammal, Fatima <Fatima.Tajammal@vancouver.ca>; Beaulieu, Lee <lee.beaulieu@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Enquiry Application Distribution - 2212 W 10th Ave
Importance: High

Hello Everyone,

Just a friendly reminder the comments for this enquiry are due. Engineering have concluded their review so I am hoping to compile the comments into the letter of response shortly.

Please let me know if you have any questions or concerns.

Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)

Sent: Friday, February 2, 2024 3:01 PM

To: PDS Landscape Assignments [s.15\(1\)\(l\)](#) Walker, Dan
<dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Budau, Rose <Rose.Budau@vancouver.ca>; Community Spaces <communityspaces@vancouver.ca>; Mah, Chris <Chris.Mah@vancouver.ca>; Brooker, Emily <Emily.Brooker@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Allingham, Kimberley <Kimberley.Allingham@vancouver.ca>
Subject: Enquiry Application Distribution - 2212 W 10th Ave

Hello Everyone,

Please find below details for a new rezoning enquiry under the Broadway Plan for a site located at 2212 W 10th Ave. Posse file number: **PS-2024-00001**

If you need any additional info from the applicant to perform your review please let me know as early as possible. Comments and conditions are due March 29, 2024.

IMPORTANT PROJECT INFORMATION

Please note, this proposal is fairly unique. The applicant, Telus, currently utilizes this site as one of their "Central Offices." These sites function as utility & communications facilities containing telecommunications infrastructure. Telus are looking to modernize their infrastructure by retrofitting existing facilities with fiberoptic technology. This upgrade will essentially reduce the physical footprint of their existing facilities. Consequently, Telus are seeking to rezone the site to permit secured rental with a secondary utility & communications use.

Please feel free to reach out if you have any questions or concerns.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
 510 West Broadway, Vancouver, BC V5Z4A8
 T: 604-326-4868
daniel.feeney2@vancouver.ca



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CD-1 REZONING APPLICATION DISTRIBUTION	
FILE INFO	
PROPERTY ADDRESSES	2212 W 10 th Avenue
POSSE NUMBER	RZ-2024-00001
VANDocs CASE FOLDER	TBD
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	January 24, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	N/A
URBAN DESIGN PANEL	N/A
COMMENTS DUE	March 29, 2024
REZONING PROPOSAL	
• Rezone from C-7 to CD-1 under the Broadway Plan (sub area KBAD) to permit a 20-storey residential rental building with a 6-storey podium • Approximately 235 rental housing units of which 20% would be below market rental • Communications & Utilities Facility at grade • Proposed FSR is 6.5 • A building height of 61 m (200 ft.) • 107 underground parking spaces and 454 bicycle spaces	
APPLICANT INFORMATION	
APPLICANT	Ian Asselstine, Ledcor Group 604-839-0731 ian.asselstine@ledcor.com
ARCHITECT	Siegrist Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>

REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	communityspaces@vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>
PDS - Housing Regulation	<i>To be assigned</i>
ACCS - Social Policy	<i>To be assigned</i>
REFM - Real Estate Services	N/A
APPLICATION DOCUMENTS	
Application forms	• Rezoning application form
Property/site information	• Title search • Charge summary • BC Company summary • Rezoning consent by all owners
Site Plans and Design Package	• Rezoning booklet
Studies, Reports and Assessments	• Arborist report
Additional Information	• Community-serving spaces information form

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: "Phan, Thien" <Thien.Phan@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Yoshioka, Asuka" <Asuka.Yoshioka@vancouver.ca>
CC: "Pickersgill, Mark" <Mark.Pickersgill@vancouver.ca>
Date: 3/22/2024 10:34:58 AM
Subject: RE: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

Hi Asuka,

CC'ing Mark here.

It would be tough for the Urban Design group to comment on policy/practice related to a private development shadowing a Montessori school. We are wondering from your group on how to proceed as this is ultimately impacting a private childcare.

Mark or Childcare Team more generally, do you have examples for which we have asked an applicant to carve back/sculpt their proposal to limit shadows onto a private cc? we are really looking to your group to provide best practices/direction/policy rationale before we go back to the applicant. If none exists, then do let us know.

We'll need to have pretty strong rationale back to the applicant if we ask them to carve back. if we don't ask them to carve back, then it would likely create a precedent.

Pls let us know,
Thien

From: Feeney, Daniel (PDS)
Sent: Friday, March 22, 2024 10:23 AM
To: Phan, Thien
Subject: FW: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

From: Yoshioka, Asuka <Asuka.Yoshioka@vancouver.ca>
Sent: Thursday, March 14, 2024 1:32 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

Hi Daniel,

That's a good question about shadowing on schools, but unfortunately, I don't know the answer! I wonder if our colleagues in Urban Design could help you?

If you do find out the answer, I'd appreciate it you could share with me!

Thanks,
asuka

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, March 13, 2024 10:57 AM
To: Yoshioka, Asuka <Asuka.Yoshioka@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: FW: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

Hi Asuka,

Daniel here again! I'm hoping you could provide some advice and feedback on this rezoning enquiry at W 10th Avenue and Yew Street.

The proposal is for a 20-storey tower on a 6-storey podium.

The proposal is shadowing onto St John's School, particularly the play area during the 10am recess period. Can you advise on how we regulate solar access for private schools. David and I have yet to chat about the form of development but the podium height is likely to be decreased as 4 storeys is the Bway Plan limit. We can also look to the tower placement/sculpting.

Rezoning booklet is linked [here](#) for further context.

Please let me know if you have any questions or concerns.

Thank you,

Daniel

From: Chi Chi Cai <chichi@poonigroup.com>
Sent: Wednesday, March 6, 2024 2:42 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Chelsea Krahn <chelsea@poonigroup.com>
Subject: Re: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

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Hi Daniel,

Please find the revised shadow studies attached.

Best,

Chi Chi Cai M.Pl, RPP, MCIP (she/her)

pooni group.

Senior Planner
200-1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 122
www.poonigroup.com [poonigroup.com]

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----- Forwarded message -----

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Date: Tue, Mar 5, 2024 at 11:01 AM
Subject: RE: FW: 2212 W 10th - RZ Enquiry - Shadow Studies
To: Chelsea Krahn <chelsea@poonigroup.com>
Cc: Blaire Chisholm <blaire@poonigroup.com>

Hi Chelsea,

Thank you again for providing the shadow study.

I have a few requests. Can you please send through a revised shadow study with no shadows from other structures. Please also send a separate shadow study that indicates the shadow impacts of the existing structure. Staff are keen to assess the shadow impacts of the existing structure.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Chelsea Krahn <chelsea@poonigroup.com>
Sent: Wednesday, February 28, 2024 11:19 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Blaire Chisholm <blaire@poonigroup.com>
Subject: Re: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

Hi Daniel,

Apologies for the delay. The client has given the green light and I have attached the updated version of the 2212 W10th shadow studies.

Please let me know if you have any questions or need anything further,

Chelsea Krahn, MCRP, (she/her)

poonig group.

Planning Assistant
200-1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 116
www.poonigroup.com [poonigroup.com]

On Tue, Feb 27, 2024 at 9:03 AM Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca> wrote:

Hi Blaire,

You're correct, there can be lag between application submission and public notification. This can be caused by the tenant notification process, or if there are significant revisions to the application. I'd strongly recommend emailing the Broadway Plan team broadwayplan@vancouver.ca to receive that information.

Sounds good on the shadow study.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z 4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Blaire Chisholm <blaire@poonigroup.com>
Sent: Monday, February 26, 2024 6:31 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Chelsea Krahn <chelsea@poonigroup.com>
Subject: Re: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

Thanks Daniel.

Are these also available on the city's website or is there sometimes a lag between receipt of RZ applications and making their way to this Shape Your City page
<https://www.shapeyourcity.ca/hub-page/rezoning-and-development> [shapeyourcity.ca]

We also should have an updated shadow study for you in the next day or so.

I have copied Chelsea Krahn in our office as she will send it along directly in response to this email when she has received the materials and green light to do so.

Thanks
Blaire

Blaire Chisholm, RPP, MUP, BSC Env (she/her)

pooni group.

Chief Operating Officer
200 - 1055 W Hastings Street
Vancouver, BC V6E 2E9
T 604.731.9053 ext 104
www.poonigroup.com [poonigroup.com]

On Mon, Feb 26, 2024 at 3:46 PM Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca> wrote:

Hi Blaire & Chi Chi,

Chi Chi previously enquired about the tower block allowance for your enquiry site.

Please reach out to the Broadway Plan team; broadwayplan@vancouver.ca

They can disclose the rezoning applications submitted within your project area. However, enquiries are confidential and cannot be disclosed.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Blaire Chisholm <blaire@poonigroup.com>
Sent: Wednesday, February 21, 2024 5:32 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: Re: FW: 2212 W 10th - RZ Enquiry - Shadow Studies

Hi Daniel,

Sure thing. Let me circle back to the team and get you an update on progress.

Blaire (she/her)

M. 604-313-5655

D. 604-731-9053 ext.104

poonig group.

On Tue, Feb 20, 2024 at 9:51 AM Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca> wrote:

Hi Blaire,

Are you able to assist with below while Chi Chi is out of the office?

Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Feeney, Daniel (PDS)
Sent: Tuesday, February 20, 2024 9:44 AM
To: Chi Chi Cai <chichi@poonigroup.com>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: 2212 W 10th - RZ Enquiry - Shadow Studies

Hi Chi Chi,

Just a quick update and request for a revised shadow study.

I have circulated the enquiry package to the various groups within Planning and Engineering. We will be in a bit of a holding pattern as those reviews start to roll in.

I do need to request a revised shadow study. Please see the revision details below.

- Zoomed out to show full extent of shadows cast by the development
- Differentiate shadows cast by this development from existing shadows cast by surrounding buildings
- Add property lines
- Notate all parks, public school sites, and private school sites on the shadow study

Please provide a revised submission as soon as you can.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: "Autiero, David" <david.autiero@vancouver.ca>
To: "Phan, Thien" <Thien.Phan@vancouver.ca>
Date: 8/22/2024 10:42:59 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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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. s.21(1)

s.21(1)
s.21(1). 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.

s.21(1)

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

s.21(1)

s.21(1)

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.

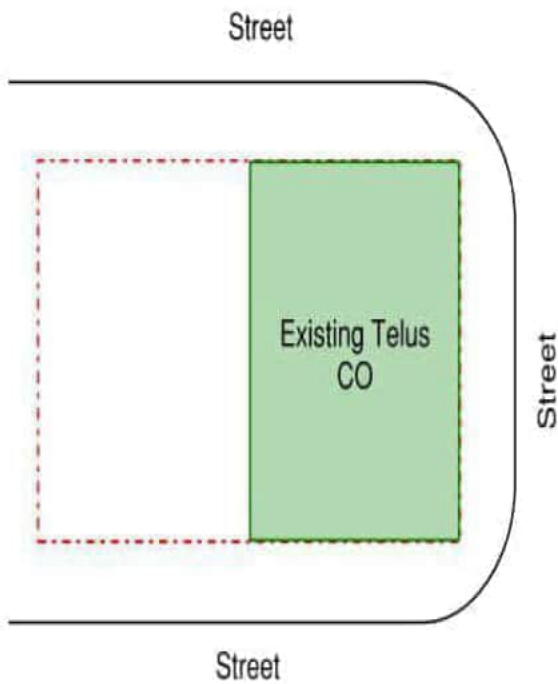
s.21(1)

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.

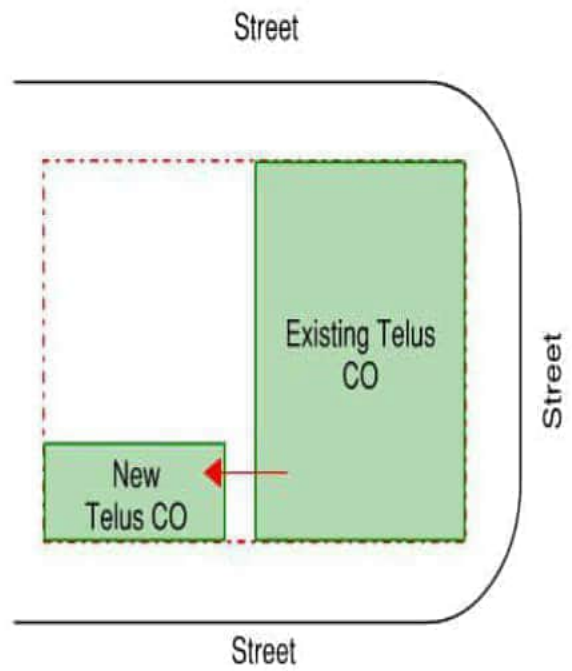
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

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

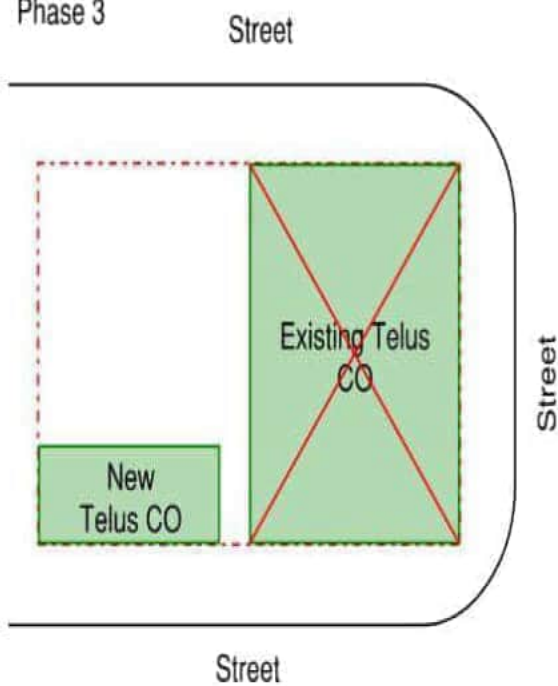
Phase 0



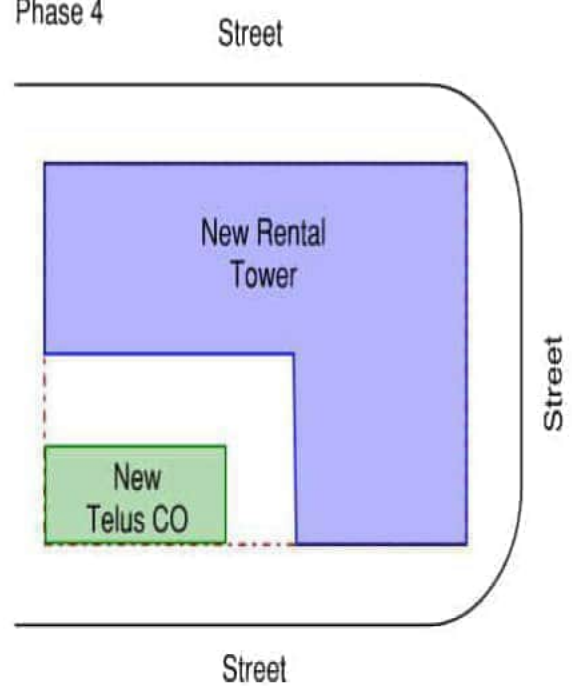
Phase 1



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: 8/20/2024 5:08:02 PM
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi Thien,

Thanks for the information. I think I'll assign a single PF to all of them and so that there is some consistency with the projects but ... I looks like the project range in complexity as some are high buildings.

Let me think about this for a moment.

David

From: Phan, Thien
Sent: Tuesday, August 20, 2024 3:47 PM
To: Autiero, David
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi Dave!

Yes, I'm aware of these sites. There are rezoning enquiries in for a few of them, with incoming enquiries or applications as well. The plan is to redevelop the existing Telus sites by shrinking the existing CO space (utilities space), retaining that function on site, and building housing above and around. In all circumstances, the existing utilities space will need to remain operational so that requires sequencing development accordingly. Sometimes it will require replicating the CO space by rebuilding it on site but reducing its footprint, ensure that is operational, and then eliminate the old CO space.

I can imagine there is some concern about how to retain and redevelop the sites, so I can see that they are engaging DBL early. At this point, we don't have an application for any of the sites. Do you want us to stay involved in these DP/BP discussions or should we send you the letter of responses and go from there?

Thien

From: Autiero, David <david.autiero@vancouver.ca>
Sent: Tuesday, August 20, 2024 11:10 AM
To: Phan, Thien <Thien.Phan@vancouver.ca>
Subject: FW: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hello,

We (DBL) have received an email from Jack Hui regarding the redevelopment of a few sites (see below). He wanted a meeting with staff (see below) and I have been asked to look into it.

Therefore, I'm looking into it ... anything you can share with me?

I'm connecting to you as Jack referenced your name. sorry.

David

From: Au, Michelle <Michelle.Au@vancouver.ca>
Sent: Tuesday, August 20, 2024 10:36 AM
To: Lam, Matthew <matthew.lam@vancouver.ca>; Autiero, David <david.autiero@vancouver.ca>
Cc: So, Mandy <mandy.so@vancouver.ca>; Lee, Tracy <Tracy.Lee@vancouver.ca>
Subject: RE: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy

Hi Matthew,

Thanks for letting me know about this. I think I have seen the one on W 10th in Design Review Enquiry. I have not been aware otherwise. I think perhaps they are trying to get a sense from you?

Looping in David as I see many of these are in RZ and in case he has heard anything.

Michelle

From: Lam, Matthew <matthew.lam@vancouver.ca>
Sent: Tuesday, August 20, 2024 10:24 AM
To: Au, Michelle <Michelle.Au@vancouver.ca>
Cc: So, Mandy <mandy.so@vancouver.ca>; Lee, Tracy <Tracy.Lee@vancouver.ca>
Subject: FW: Request for Meeting to Discuss Telus Infrastructure Update and Phasing Strategy
Importance: High

Hi Michelle,

The below email relates to four proposed alteration and redevelopment of these Telus sites. This looks premature for Building to engage in detailed code compliance matter where there are potential rezoning and subsequent DPs before being able to apply for the BP.

I'm seeing whether you are aware of these proposals and where it should be assigned to PDS and DBL, at this juncture. BRB would only be able to provide guidance as it relates to a RZ or DP process.

Thanks, Matthew

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

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

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[Report Suspicious](#)

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. s.21(1)

s.21(1)

s.21(1) 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.

s.21(1)

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

s.21(1)

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 Ledcor'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)

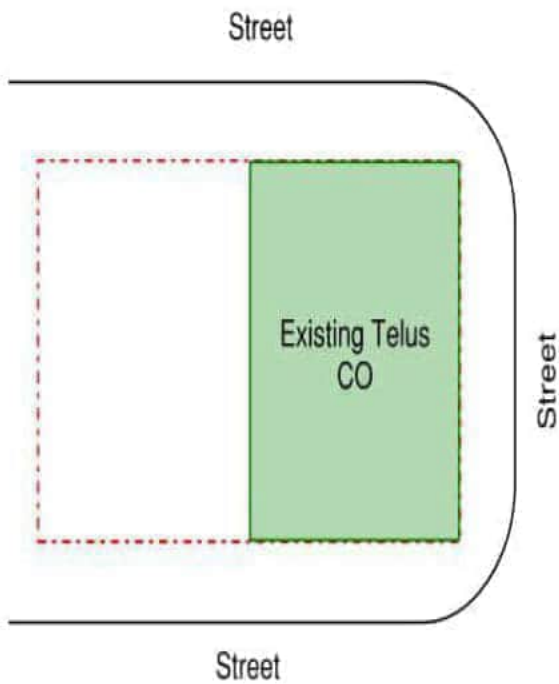


We would like to request a meeting to discuss this phasing strategy with the City. Our goal is to better understand any potential concerns or requirements the City may have regarding this arrangement. We believe this discussion will be crucial for aligning our plans with the City's expectations and ensuring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

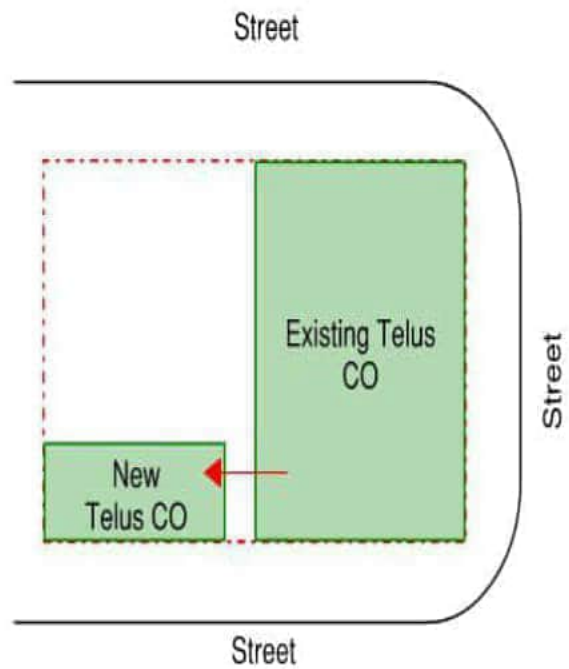
Please let us know a suitable time for this meeting. We are flexible and can adjust our schedules to accommodate yours. Some suggested date and time:

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

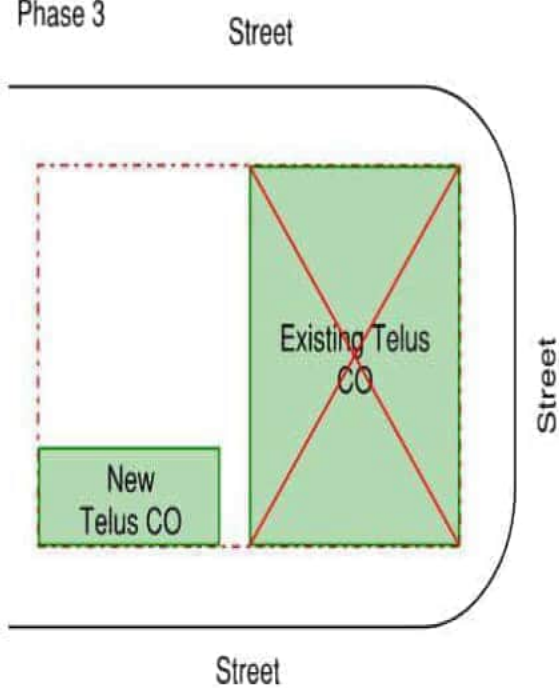
Phase 0



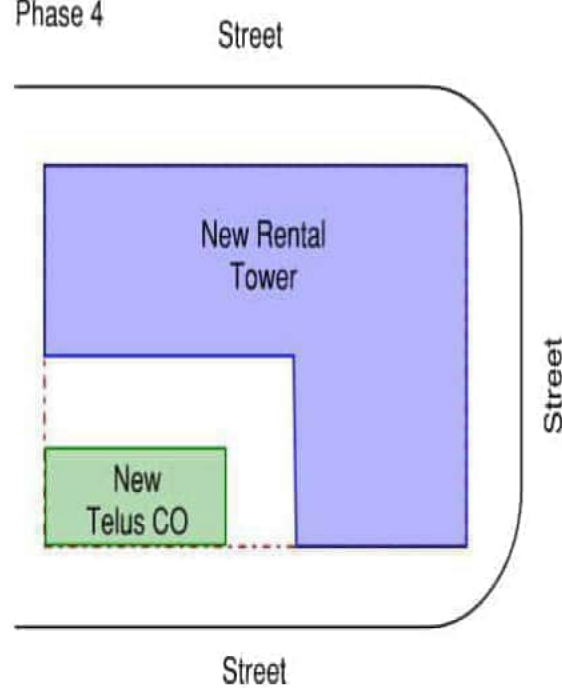
Phase 1



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

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2212 W 10 AVE, VANCOUVER

APPLICATION FOR REZONING ADVICE

DECEMBER 22, 2023



SIEGRIST
ARCHITECTURE

pooni
group.

TABLE OF
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INTRODUCTION

Through TELUS' close-knit involvement in all communities across BC, we understand the need for more connected living spaces and communities in the places we call home.

TELUS' copper to fibre migration strategy is helping drive significant real estate opportunities across the province. By strategically shrinking our network assets, we can unlock redevelopment opportunities for a higher and better use and respond to housing needs across multiple communities, including in the City of Vancouver.

TELUS' proposal at 2212 W 10 Avenue is one of a number of sites in the city that is under the TELUS Living portfolio, which will be transformed into mixed-use, purpose-built rental residential projects that will add much needed rental homes to various neighborhoods throughout the city. Across BC, we are looking to deliver between 25-40 projects, which can bring upwards of 4,000 units - two projects are currently underway in Sechelt and Nanaimo, with anticipated opening in 2025.

This is a strategic initiative that allows TELUS to continue our involvement in our communities and help local, provincial and federal governments in addressing the housing crisis. We will deliver a re-imagined rental living experience by providing an unparalleled sense of home, connection and community through contextual design, sustainable development and seamlessly integrated technology in these developments. We will create a community specific, curated, lifestyle oriented rental offering, with flexibility and convenience in mind for renters and creating standardized features, high quality specifications and amenitized developments across the City of Vancouver and the province.

TELUS is committed to remain involved and invested in our communities - TELUS Living is an example of this commitment at work, delivering benefits in multiple communities across BC - the very place our team members and customers call home.



TELUS Nanaimo project renderings

THE SITE

2212 W 10 Avenue (site) is located at the south-west corner of W 10 Avenue and Yew Street in the Kitsilano neighbourhood.

Site Characteristics	
Site area (approx.):	2,323 sq.m (25,000 sq.ft)
Frontage:	61 m (200 ft) along W 10 Ave
Depth (min.):	38 m (125 ft)
Current zoning:	C-7 (Commercial)
Existing use:	Utility & communication building (TELUS Central Office (CO) and surface parking
Adjacent uses:	North – St John’s School East & West – multi-family residential South – multi-family residential, Rosemary Brown Park/Arbutus Greenway Park



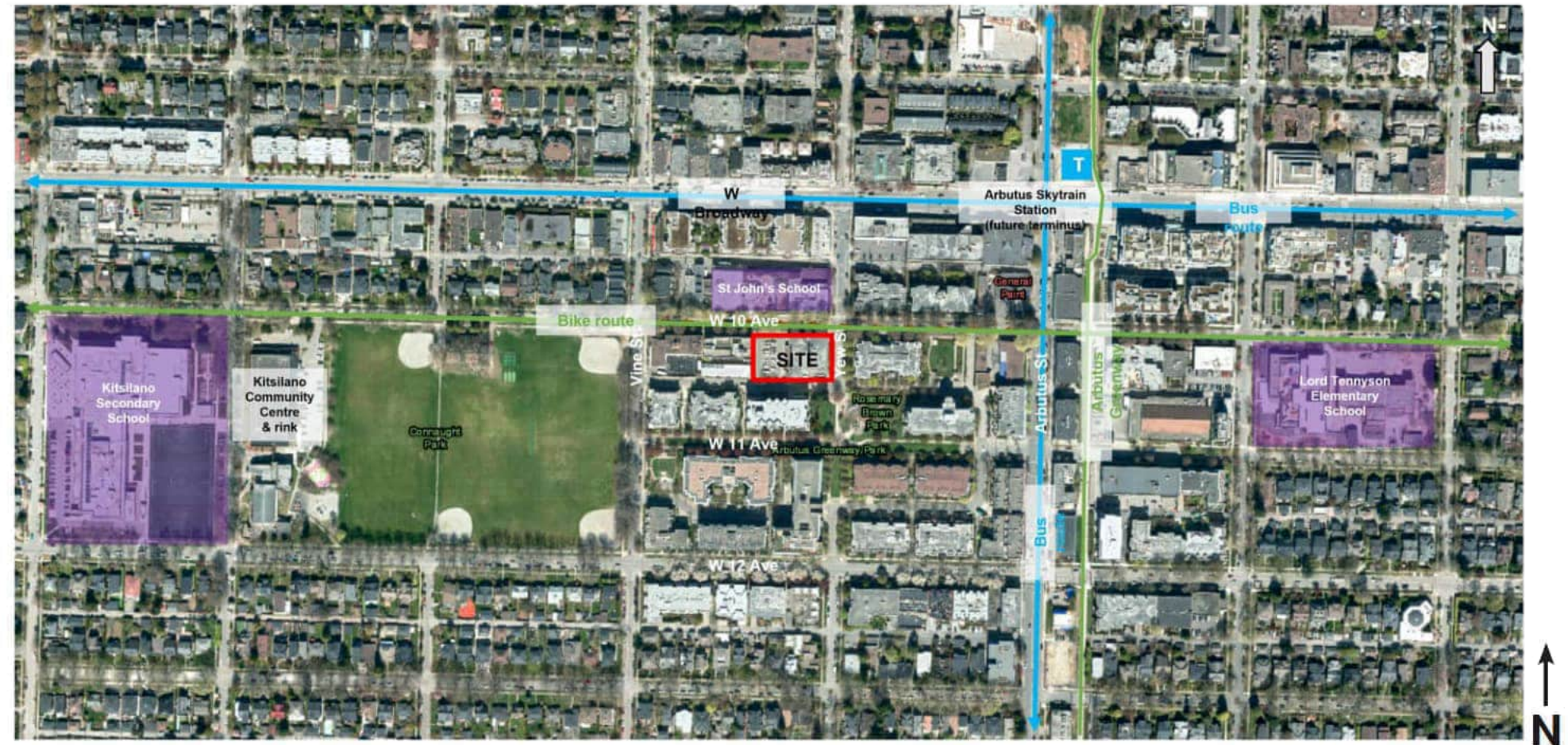
View of the site from W 10 Avenue & Yew Street

2212 W 10 AVE.

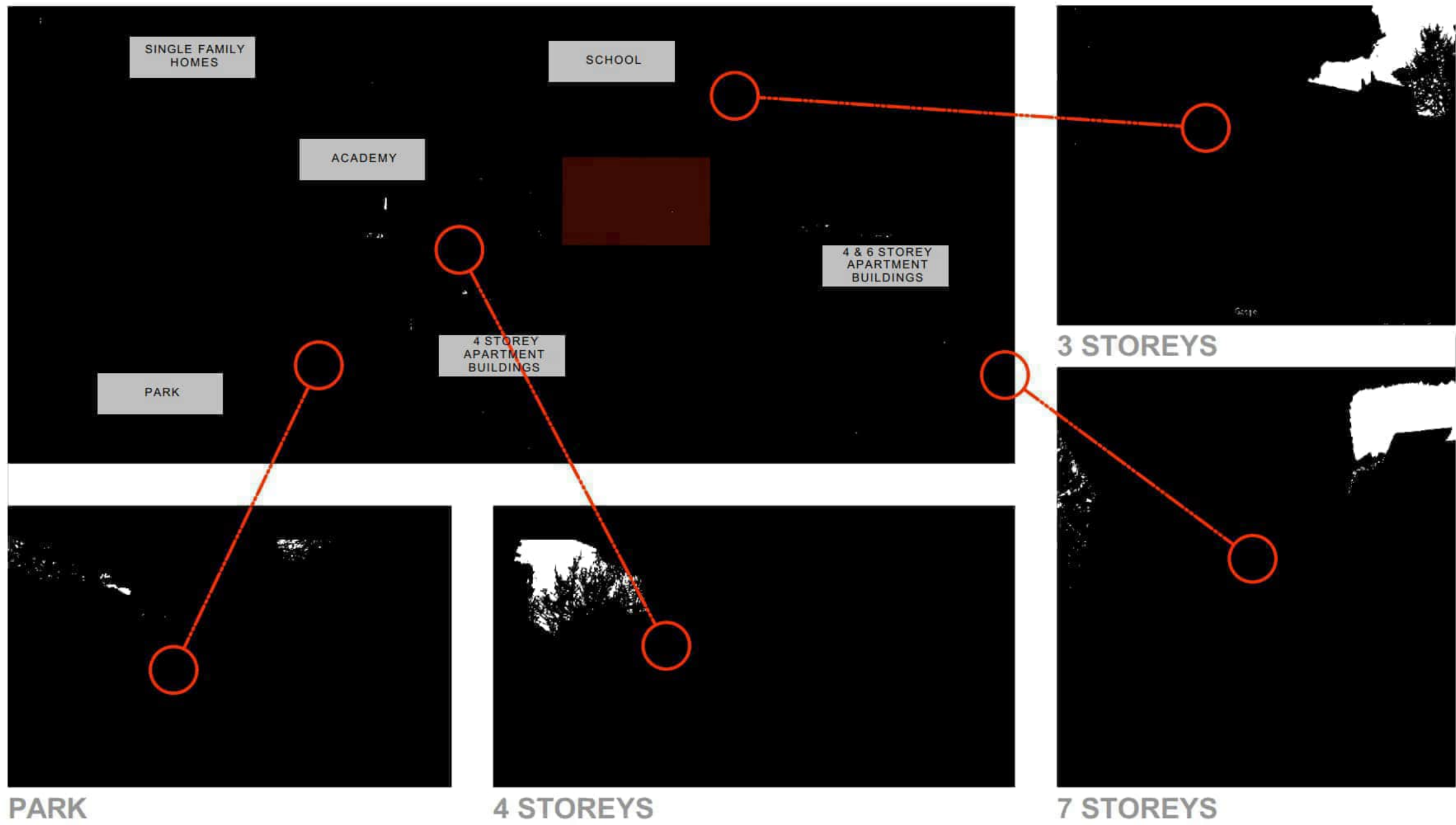
SITE CONTEXT

The site is located two blocks from W Broadway, which is part of Translink's Frequent Transit Network (FTN) and served by frequent bus service (#9, 99, & N17). Arbutus Street, a block and a half to the east, is also a bus route and served by the #16 bus. The site is approximately 350m (4-minute walk) from the future Broadway Subway station (terminus) at Arbutus and Broadway. W 10 Ave is part of the city's cycling network and the site is also two blocks from the Arbutus Greenway - a multi-use pathway that provides a north-south connection across the city.

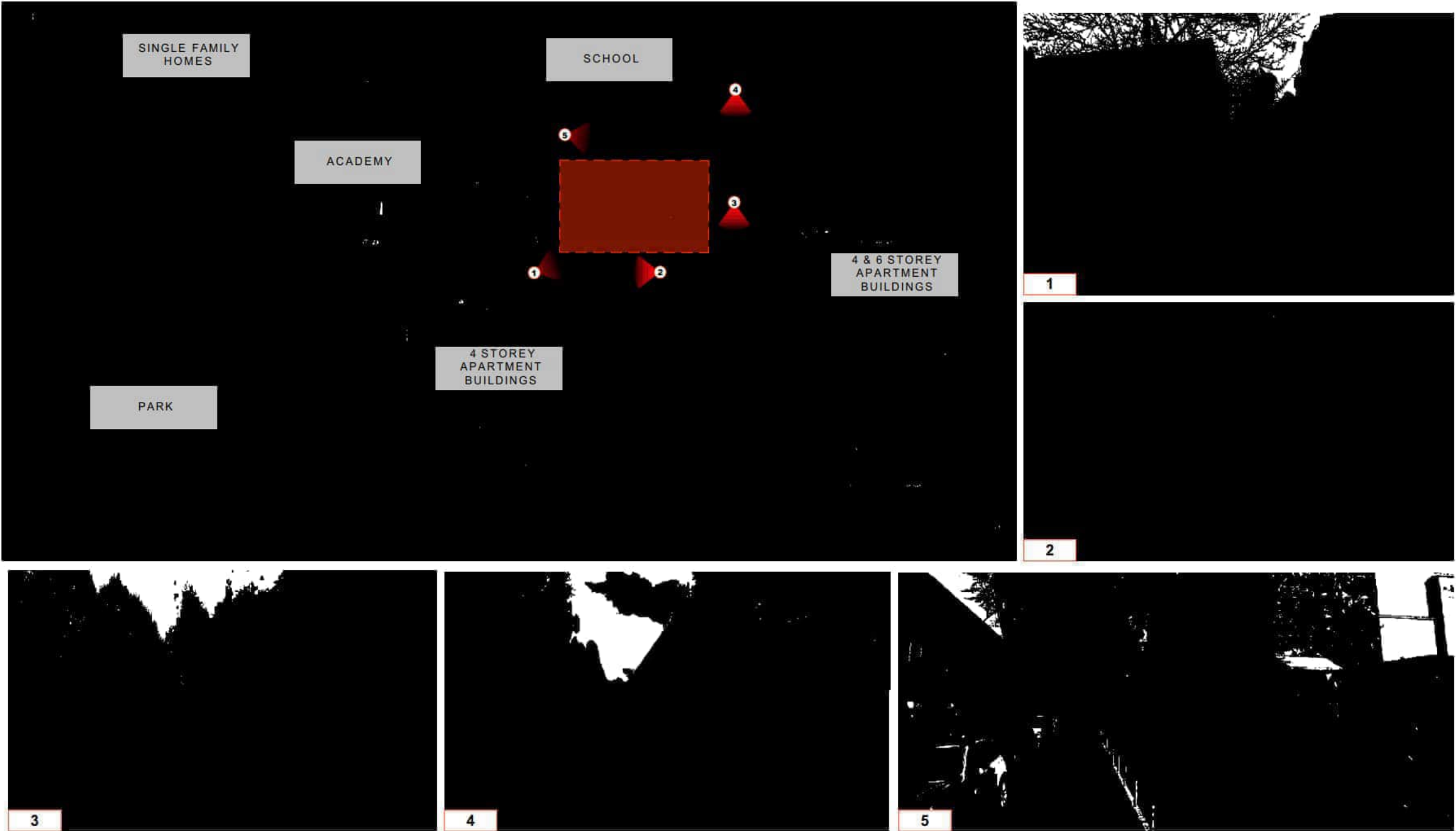
The site is within walking distance to shops, services, and restaurants along W Broadway and Arbutus St, Connaught Park, Rosemary Brown Park, the Arbutus Greenway Park, Kitsilano Community Centre and rink, Kitsilano Secondary School, and Lord Tennyson Elementary School. St John's School is a private school located directly across W 10 Ave from the site.



SITE CONTEXT PHOTOS



STREET VIEW PHOTOS



TELUS "CENTRAL OFFICE"

The site is currently improved with a TELUS Central Office (CO). TELUS has a number of COs of varying sizes dispersed throughout the city - they are typically large, two-to three-storey, "bunker-like" structures with minimal articulation and glazing (see Figure 1).



Figure 1. Exterior of the CO at 2212 W 10 Ave

These buildings operate essentially as a telephone exchange - as per the City of Vancouver’s *Zoning and Development Bylaw*, the primary use can be categorized as “Utilities and Communications”.

COs generally contain the following spaces and functions (see Figure 2):

- Cable vault - a space located below-grade where lines lead in and out;
- Line equipment - switching equipment (boxes located on racks) for telephone and internet;
- Battery room - telephones run on direct current, which requires large batteries and power rooms
- HVAC; and
- Emergency generator

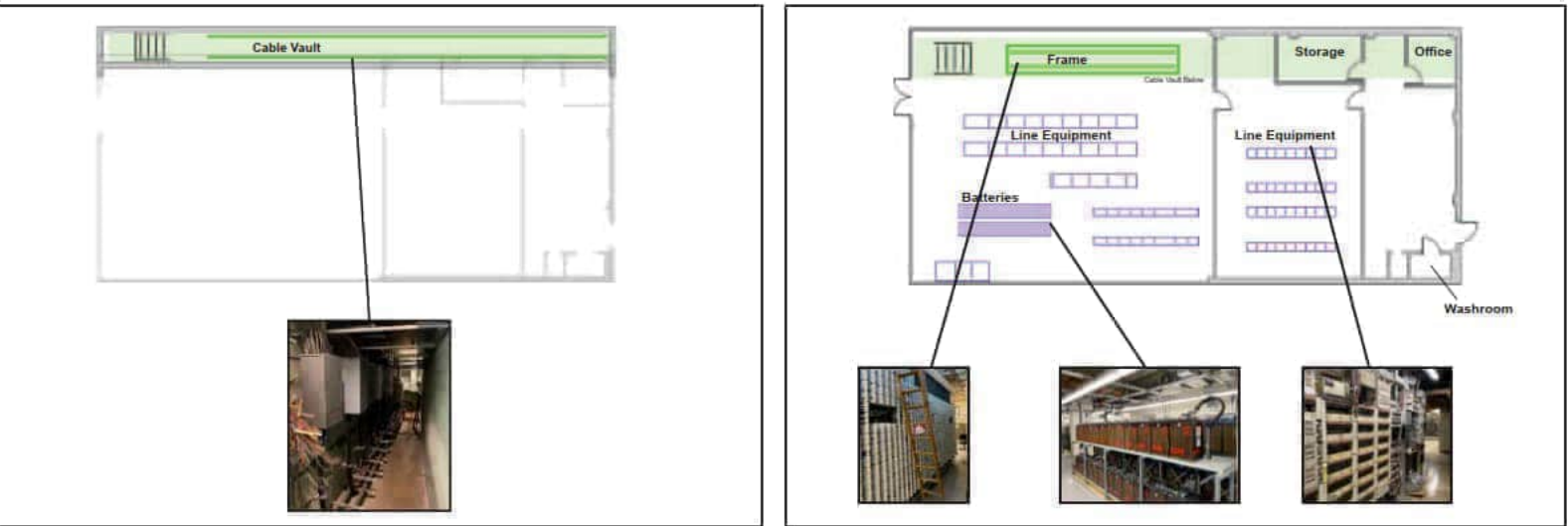


Figure 2. Typical CO floorplans

The key thing of note is the term “Central Office” does not denote a traditional office use with individual workspaces and the daily presence of employees. TELUS technicians will visit the site occasionally - there are usually less than a few people working on site at a time, even less for smaller sites like 2212 W 10 Avenue. The sites include parking (either on-site or nearby on another TELUS-owned parcel) for technicians and loading to accommodate deliveries and contractors.

Traditionally, telecommunications services are provided via copper cable; however, with advances in fiber technology, TELUS is in the process of switching from copper cable to a fiber network. For comparison, one fiber strand (which is half the width of a human hair) has the capacity to transmit 1,000,000 phone calls (or equivalent internet data) at one time whereas it would take tens of thousands of copper strands to transmit an equivalent amount of data. In addition to this, the line equipment (boxes that organize, understand, and distribute the data on the strands) that serve the fiber is exponentially smaller than its copper counterpart (think of the difference in size of an original desktop computer versus a smartphone).

Fiber thus allows TELUS to significantly shrink the footprint of the COs, freeing up a good portion of the site for redevelopment. A new CO with a reduced footprint will remain on the site and will continue to provide critical telecommunication services to the neighbourhood.

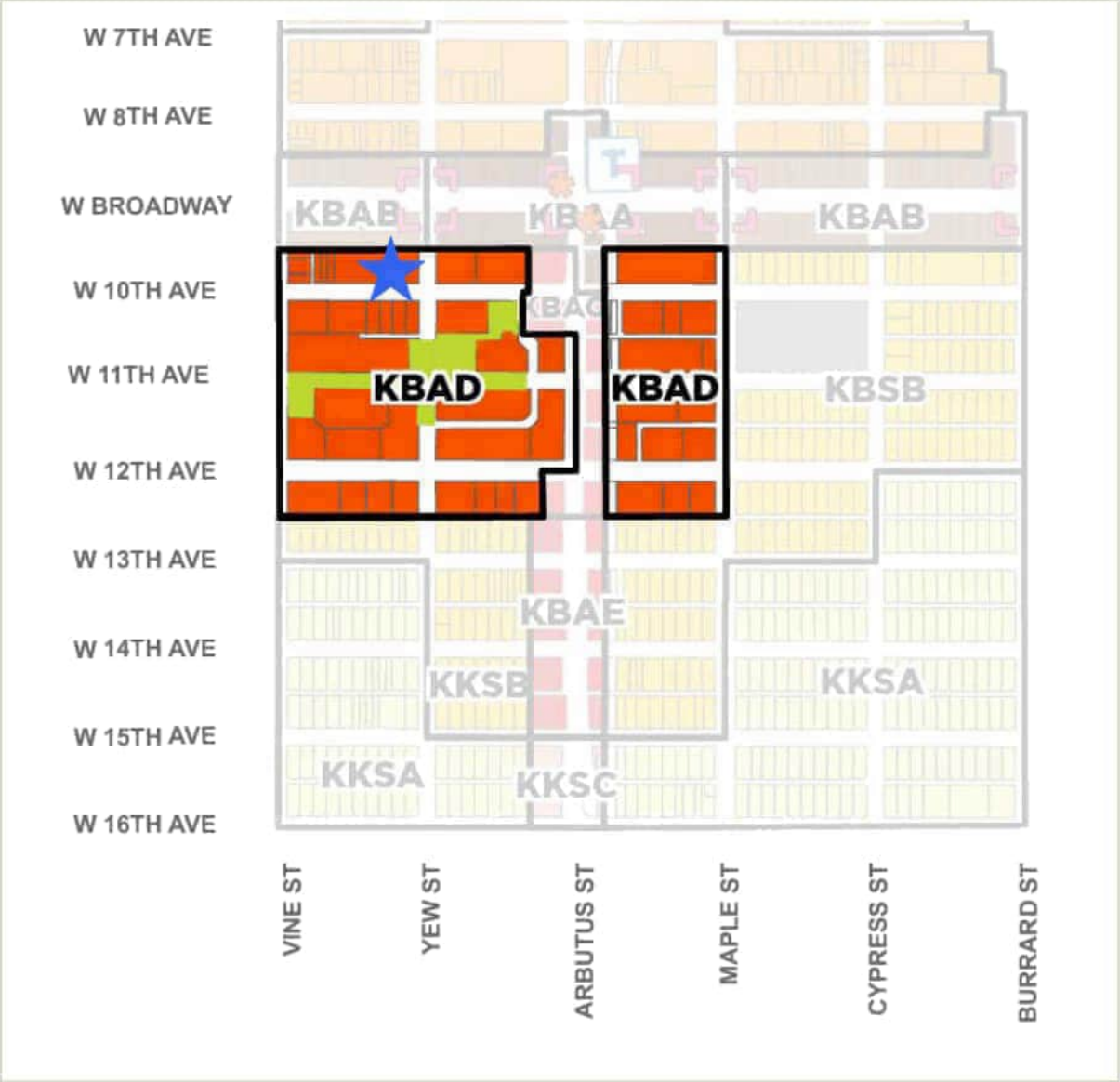
Given the existing location of delicate infrastructure and equipment, there are some portions of the COs that will be extremely challenging and costly to demolish (i.e., battery room, cable vault). These portions of the existing COs are proposed to remain on site. TELUS will try to locate the new COs away from street frontages and underground as much of the structure where possible.

PROPOSAL

PROPOSAL OVERVIEW

Ledcor, on behalf of TELUS, is proposing to undertake a rezoning of the site in accordance with the Broadway Plan to deliver a 20-storey residential building providing approximately 235 units of rental housing (20% of which will be below-market), with a density of 6.5 FSR. The site is located within the "Broadway - Arbutus South - Area D (KBAD)" sub-area, which is identified as a mixed-use area with residential as the primary use. The proposal complies with the policy direction for the site.

The proposal includes a new CO located on the southwestern portion of the site along Marstrand Avenue, which takes the existing CO off the more prominent corner at W 10 Avenue and Yew Street and allows for the creation of more pedestrian-friendly frontages. The new CO will be two levels, with one level located below-grade, which helps to reduce the visual impact of the structure.



Site location within KBAD sub-area (Broadway Plan)

DESIGN RATIONALE

DESIGN RATIONALE

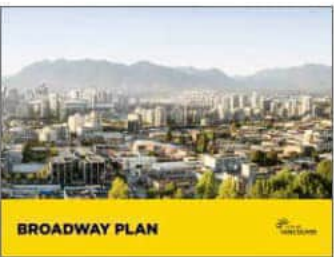
Based on the Broadway Plan that identifies the requirements intended for the new built environment providing guidelines for residential housing, the placement of buildings, responding to the existing neighborhood, sustainability approach, and the building form and character - please refer to the following design rationale.

The building entrance and main residential access have been placed on the site to be more accessible to the activity at the Broadway. The density and height on the northeast corner of the site avoids overshadowing. The building form is varied and has been established to maintain the existing building form and height immediately to the west, reinforcing the street-treed boulevard, locating residential units fronting this residential corridor at the north side. Locating the building in this fashion allows for a more relaxed building form at the southeast corner with an open space that overlooks the south to the park across the street. A recessed corner at this location establishes a gentle transition onto Marstrand maintaining the existing a residential scale of this neighbourhood. Providing adequate open green space, the location of parking and loading and the provision of bikes stalls have also been provided consistent with the Broadway corridor guidelines The existing TELUS infrastructure has been reduced and relocated to the southwest corner to be less prominent and recessed partially below grade to ensure maximum views and light into an internal courtyard with patios at grade. Amenity spaces throughout the building have common roof decks connected to indoor spaces for gathering and residents' and families' uses.



APPLICABLE POLICIES & GUIDELINES

The rezoning responds to the following municipal plans, policies, and guidelines:



Broadway Plan (2022)

The site is located within the Broadway – Arbutus South – Area D (KBAD) sub-area of the Broadway Plan, and is designated for “Mixed-Use Mid/High Rise”. The Plan allows for a rezoning to be considered for the development of a mixed-use or 100% residential building with secured rental and below-market rental up to 20 storeys and a density of up to 6.5 FSR.

The Plan requires a minimum of 35% of the homes to be family-oriented with two-or-more bedrooms, with at least 10% of the homes provided as three-bedrooms.

The proposal complies with the policy directions of the Broadway Plan by delivering a 20-storey residential building with approx. 235 homes (80% market and 20% below-market) and a density of 6.5 FSR. The proposal exceeds the minimum family-oriented homes requirement by providing 37% (27% two-bed and 10% three-bed).



Rental Incentives Program Bulletin (amended 2023)

The Bulletin establishes the below-market rental rates that will apply to the below-market units created through the Broadway Plan. The maximum starting rents for all below-market units, by type, will not exceed a rate that is 20% less than the average rents for the City as published by the Canadian Mortgage and Housing Corporation (CMHC), and as published in the Bulletin.

Rental rates for the below-market units will be set in accordance with the Bulletin.

APPLICABLE POLICIES & GUIDELINES



Green Buildings Policy for Rezoning (amended 2023)

Rezoning applications are required to provide an integrated rainwater management and Green Infrastructure plans and adhere to the Policy’s reporting requirements.

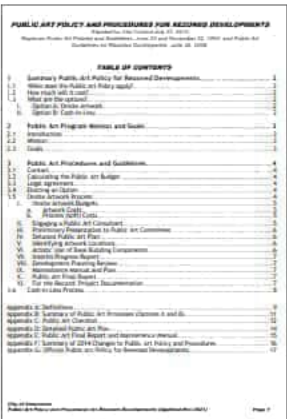
The proposal for the site will respond to the Policy and will provide the required submission materials as part of the formal rezoning application.



High-Density Housing for Families with Children Guidelines (amended 2022)

The Guidelines provide directions on site, building and unit design to make it more livable for families with children.

The site is located within walking distance to schools (Lord Tennyson, Kitsilano Secondary, St John’s), parks (Connaught, Arbutus Greenway, Rosemary Brown), and Kitsilano Community Centre. The building includes a children’s play area and amenity courtyard. The units and common spaces will be designed in accordance with the Guidelines.



Public Art Policy and Procedures for Rezoned Developments (2014)

The Policy requires rezoning applications to provide either an on-site contribution or cash-in-lieu of delivering public art on site.

The proposal will provide a cash-in-lieu in accordance with the Policy.



FORM OF DEVELOPMENT & URBAN DESIGN

Data
Transportation report
Neighbourhood buildings
Site location
Context massing
Survey plan
Site plan
Elevation
Section
Shadow

Data Verification - Residential & Commercial Area			
Type	Room Name	Measured Area	
Level 1 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	5,401.23	
Level 2 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	5,802.56	
Level 3-6 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	3,200.13	
Level 4 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	3,200.13	
Level 5 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	3,200.13	
Level 6 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	3,200.13	
Level 7 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,222.89	
Level 8-20 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 9 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 10 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 11 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 12 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 13 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 14 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 15 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 16 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 17 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 18 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 19 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
Level 20 Floor Plan			
RESIDENTIAL COMMON AREA	COMMON	1,065.85	
		39,083.25 ft²	

1 FSR - Common Area

SCALE: 1:134

Unit Type	Bedrooms	Quantity	Measured area
Level 1 Floor Plan			
AMENITY	EXCLUSION	3	171.11, 354.99
BIKES	EXCLUSION	1	526.61
GARBAGE ROOM	EXCLUSION	1	893.36
		5	2,504.10 ft²
Level 2 Floor Plan			
AMENITY	EXCLUSION	1	2,675.01
STORAGE	EXCLUSION	2	526.61, 280.24
		3	3,481.86 ft²
Level 3-6 Floor Plan			
STORAGE	EXCLUSION	2	526.61, 280.24
		2	806.85 ft²
Level 4 Floor Plan			
STORAGE	EXCLUSION	2	526.61, 280.24
		2	806.85 ft²
Level 5 Floor Plan			
STORAGE	EXCLUSION	2	280.24, 526.61
		2	806.85 ft²
Level 6 Floor Plan			
STORAGE	EXCLUSION	2	280.24, 526.61
		2	806.85 ft²
		16	9,213.36 ft²

2 FSR - Exclusions

SCALE: 1:103

Unit Type	Bedrooms	Quantity	Measured area
Level 1 Floor Plan			
1 BED	UNIT AREA	3	448.88, 510.00
2 BED	UNIT AREA	2	735.88, 709.58
3 BED	UNIT AREA	1	862.75
STUDIO	STUDIO	5	438.00, 411.96
		13	6,318.55 ft²
Level 2 Floor Plan			
1 BED	UNIT AREA	2	570.00, 448.88, 509.58
2 BED	UNIT AREA	4	705.09, 790.00, 781.53, 732.27
3 BED	UNIT AREA	1	862.75
STUDIO	STUDIO	4	438.00, 411.96
		16	9,058.37 ft²
Level 3-6 Floor Plan			
1 BED	UNIT AREA	16	448.88, 448.88, 510.00, 509.58, 509.58, 510.00
2 BED	UNIT AREA	4	705.09, 790.00, 732.27, 781.53
3 BED	UNIT AREA	2	862.75, 862.75
STUDIO	STUDIO	4	438.00, 411.96
		20	11,660.75 ft²
Level 4 Floor Plan			
1 BED	UNIT AREA	16	448.88, 448.88, 510.00, 509.58, 509.58, 510.00
2 BED	UNIT AREA	4	781.33, 705.09, 732.27, 790.00
3 BED	UNIT AREA	2	862.75, 905.14
STUDIO	STUDIO	4	438.00, 411.96
		20	11,660.75 ft²
Level 5 Floor Plan			
1 BED	UNIT AREA	16	448.88, 448.88, 510.00, 509.58, 509.58, 510.00
2 BED	UNIT AREA	4	705.09, 732.27, 781.53, 790.00
3 BED	UNIT AREA	2	862.75, 862.75
STUDIO	STUDIO	4	411.96, 438.00
		20	11,660.75 ft²
Level 6 Floor Plan			
1 BED	UNIT AREA	16	448.88, 448.88, 510.00, 509.58, 509.58, 510.00
2 BED	UNIT AREA	4	732.27, 781.33, 780.00, 705.09
3 BED	UNIT AREA	2	905.14, 862.75
STUDIO	STUDIO	4	438.00, 411.96
		20	11,660.75 ft²
Level 7 Floor Plan			
1 BED	UNIT AREA	3	845.75, 541.96, 652.03
2 BED	UNIT AREA	3	705.09, 709.04, 728.31
3 BED	UNIT AREA	1	862.75
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 8-20 Floor Plan			
1 BED	UNIT AREA	3	532.03, 489.93, 541.96
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 9 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 10 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 11 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 12 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 13 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 14 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 15 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 16 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 17 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 18 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 19 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
Level 20 Floor Plan			
1 BED	UNIT AREA	3	489.93, 541.96, 652.03
2 BED	UNIT AREA	3	709.04, 728.31, 705.09
3 BED	UNIT AREA	1	865.77
STUDIO	STUDIO	2	438.00
		9	5,421.15 ft²
		235	138,385.12 ft²

3 FSR - Unit Area

SCALE: 1:136

Data Verification - Total Residential FSR		
Type	Room Name	Measured Area
Level P3 Parking Plan		
---	---	---
Level 1 Floor Plan		
---	---	---
RESIDENTIAL COMMON AREA	COMMON	5,401.23
STUDIO	STUDIO	2,843.66
UNIT AREA	3 BED	862.75
UNIT AREA	2 BED	1,525.46
UNIT AREA	1 BED	2,486.68
Level 2 Floor Plan		
---	---	---
RESIDENTIAL COMMON AREA	COMMON	5,802.56
STUDIO	STUDIO	1,635.66
UNIT AREA	3 BED	862.75
UNIT AREA	2 BED	3,008.69
UNIT AREA	1 BED	3,551.27
Level 3-6 Floor Plan		
---	---	---
RESIDENTIAL COMMON AREA	COMMON	3,200.13
STUDIO	STUDIO	1,635.66
UNIT AREA	3 BED	1,767.89
UNIT AREA	2 BED	3,008.69
UNIT AREA	1 BED	5,248.51
Level 4 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	3,200.13
STUDIO	STUDIO	1,635.66
UNIT AREA	3 BED	1,767.89
UNIT AREA	2 BED	3,008.69
UNIT AREA	1 BED	5,248.51
Level 5 Floor Plan		
---	---	---
RESIDENTIAL COMMON AREA	COMMON	3,200.13
STUDIO	STUDIO	1,635.66
UNIT AREA	3 BED	1,767.89
UNIT AREA	2 BED	3,008.69
UNIT AREA	1 BED	5,248.51
Level 6 Floor Plan		
---	---	---
RESIDENTIAL COMMON AREA	COMMON	3,200.13
STUDIO	STUDIO	1,635.66
UNIT AREA	3 BED	1,767.89
UNIT AREA	2 BED	3,008.69
UNIT AREA	1 BED	5,248.51
Level 7 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,222.89
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,448.70
Level 8-20 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,065.85
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,593.94
Level 9 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,065.85
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,593.94
Level 10 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,065.85
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,593.94
Level 11 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,065.85
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,593.94
Level 12 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,065.85
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,593.94
Level 13 Floor Plan		
RESIDENTIAL COMMON AREA	COMMON	1,065.85
STUDIO	STUDIO	800.00
UNIT AREA	3 BED	885.77
UNIT AREA	2 BED	2,141.44
UNIT AREA	1 BED	1,593.94

4 Unit Count

SCALE: 1:07

Data Verification - Total Residential FSR			
	Type	Room Name	Measured Area
Level 14 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
Level 15 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
Level 16 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
Level 17 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
Level 18 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
Level 19 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
Level 20 Floor Plan			
	RESIDENTIAL COMMON AREA	COMMON	1,065.85
	STUDIO	STUDIO	800.00
	UNIT AREA	3 BED	885.77
	UNIT AREA	2 BED	2,141.44
	UNIT AREA	1 BED	1,593.94
			177,468.37 ft²

December 19, 2023

To: Marissa Pascuzzi
Project Associate
Ledcor Property Investments Ltd.
1400 - 1067 West Cordova Street,
Vancouver, BC V6C 1C7

RE: 2212 W 10th Avenue - Preliminary Transportation Considerations

Step One Mobility has prepared a preliminary transportation review for your site at 2212 W 10th Avenue in Vancouver in anticipation of a rezoning enquiry to be submitted to the City of Vancouver. The site at 2212 W 10th Avenue is known as Regent.

This memo seeks to provide some preliminary information to support the City of Vancouver Transportation Division's enquiry response, and to confirm that no Transportation Assessment and Management Study (TAMS) is required. Additional specific questions for which we request additional information or input from the City are included within this memo in bold text for clarity.

A brief update to this memo is anticipated to be provided with the future application confirming updated information.

PROJECT BACKGROUND

Regent is a secure market rental housing development including one high-rise tower and a fully residential podium. The project also proposes space for Telus communications equipment. Statistics are provided below in Table 1.

Table 1 - Project Statistics		
Land Use	Unit Count	Floor Area (FSR Area)
Secure Market Rental	235	162,483ft ² / 15,095m ²
Telus Communications	n/a	6,446 ft ² / 598m ²
Total		168,929ft ² / 15,695m ²

2212 W 10th Avenue - Preliminary Transportation Considerations
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The Telus communication uses include fibre-optic cabling, switches, and emergency backup systems. No offices or work spaces are included. Through discussions with Telus we understand that these are expected to be passive uses with no workers or staff present on a day to day basis. Parking and loading needs are expected to be minimal, and only required on an occasional basis.

CITY OF VANCOUVER PARKING BY-LAW REQUIREMENTS

Effective January 1, 2024, parking requirements for projects within the Broadway Plan area, including the Regent project, will generally be eliminated. Estimated Parking By-Law requirements for vehicle parking as of January 1, 2024 is provided in Table 1.

Table 2 - Estimated Vehicle Parking Requirements

Land Use	Unit Count	Rental Floor Area (FSR Area)	Parking Required	Parking Provided (physical spaces)	Included Accessible Parking Required	Accessible Provided
Rental	235	162,483ft ² / 15,095m ²	0	84 (0.36/unit)	9	8
Telus	n/a	6,446 ft ² / 598m ²	TBD	3	1	0
Resident Visitor	235		12	15	0	2
Total			TBD	104	10	10

The current City of Vancouver Parking By-law includes requirements for visitor parking within the Broadway Plan area. The recent Transit Oriented Areas (TOA) policy introduced by the Province removes the ability for municipalities to require residential off-street parking. This may still allow for requirements for visitor parking, however this has not been clarified by the City nor the Province. We request clarification from the City as to if visitor parking will remain a requirement in TOA's going forward.

Additional parking will be provided for Telus equipment located within the site. This equipment is expected to be considered as a Utility and Communication Use for which parking requirements are "as determined by the Director of Planning in consultation with the City Engineer". While Telus staff are not expected to require daily access to the Telus equipment, three vehicle parking spaces are provided based on requirements provided by Telus. No accessible parking is expected to be needed for the Telus use.

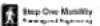
Other estimated Parking By-Law requirements are provided in Table 2.

Table 3 - Parking By-law Requirements for Bicycles and Loading

Land Use	Unit Count	Rental Floor Area (FSR Area)	Class A Bike Parking	Class B Bike Parking	Class A Loading	Class B Loading	Class A Passenger Ld.
Rental	235	162,483ft ² / 15,095m ²	440*	13	1	1	2
Telus		6,446 ft ² / 598m ²	1	n/a	0	2	n/a
Total			441	13	1	3	2

*Estimated based on number of bedrooms.

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The project aims to meet the parking by-law for the provision of bicycle parking, including the provision of bicycle repair facilities required in the updated by-law. Class A bicycle parking is estimated for the enquiry application based on the number of bedrooms per unit, with studio and 1-bedroom units assumed to be less than 65m² and family size units assumed to be over 65m² but under 105m².

425 Class A spaces are shown in the enquiry which is similar to the estimated requirement.

Telus equipment is expected to be considered as a Utility and Communication Use for which loading requirements are identified. These Class B loading spaces are indicated on the enquiry drawings which meets the by-law requirement. However, due to this communication use being an inactive use with only occasional need for loading, we propose that loading for residential uses be shared with the Telus users with a total of one class B loading provided with access to all users. Reducing the quantity of loading spaces may help improve loading manoeuvring and circulation and expand the corner parklet. A Class A loading space is also provided within the parkade that also affords access to Telus equipment.

Additional information on the loading configuration and proposed reduction in Class B loading spaces will be provided as part of a future application.

TRANSPORTATION DEMAND MANAGEMENT REQUIREMENTS

As part of the By-Law updates the City signalled changes to TDM plan requirements which are expected to go into effect in early 2024. Additional information is requested from the City to help plan for this project including specific combination of TDM measures within the proposed packages. At this time, we expect Regent will need to comply with the new TDM policy since it is within the Broadway Plan area.

SITE TRIP GENERATION

A preliminary vehicle trip generation estimate for the site has been prepared based on ITE trip rates for high rise housing in dense multi-use urban areas. This is provided in Table 4.

Table 4 - Preliminary Trip Generation

Project	Unit Count	AM Rate	AM In/Out %	AM In	AM Out	PM Rate	PM In/Out %	PM In	PM Out
Regent	235	0.22 (near rail)	11%/89%	6	46	0.19	69%/31%	31	14

No peak hour trips are expected for the Telus use on a day-to-day basis.

The total number of two-way vehicle trips generated is about 52. This is well below the typical threshold for a TAMS of about 100 peak hour trips. Further, the site is located in transit friendly areas with excellent access to the Frequent Transit Network (FTN) and future higher order transit, local retail, and community amenities. This supports more sustainable mobility behaviour and lower vehicle trips than comparable developments elsewhere. Overall, we anticipate this level of trip making is unlikely to have material impacts of the surrounding road network and do not believe traffic analysis is required.

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As mentioned, a version of this memo will be provided with the future rezoning application including updated details on parking by-law requirements and required TDM. We trust this overview of the proposed project is helpful. Please reach out with any questions or comments.

Sincerely,

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

John Turecki P.Eng.
Principal
Step One Mobility Planning and Engineering Ltd.

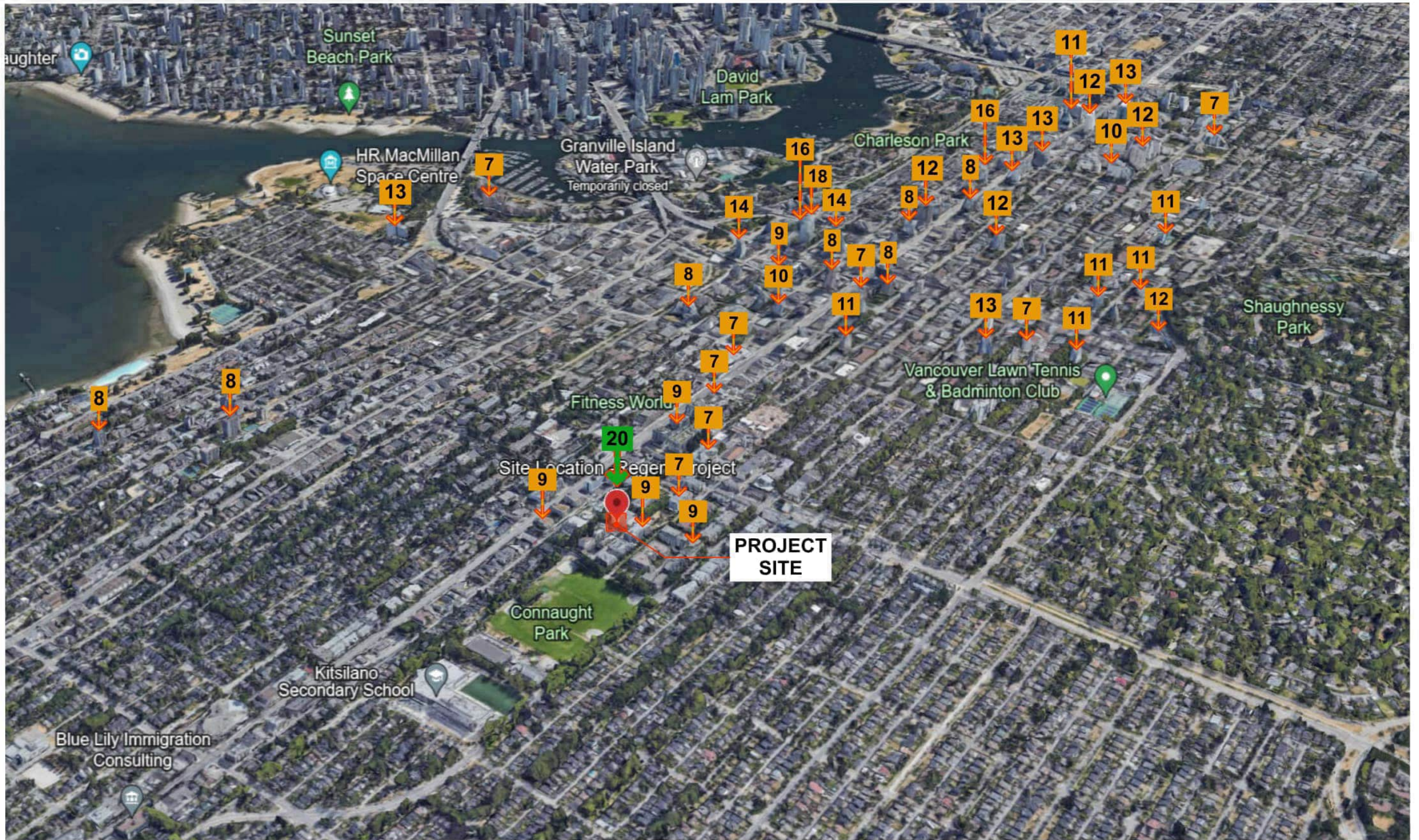
Project No. 043-002
Project Name: Ledcor - Regent

Prepared By: John Turecki P.Eng.
Step One Mobility Planning and Engineering Ltd.
#318-511 W 7th Avenue
Vancouver, BC V5Z 4R2

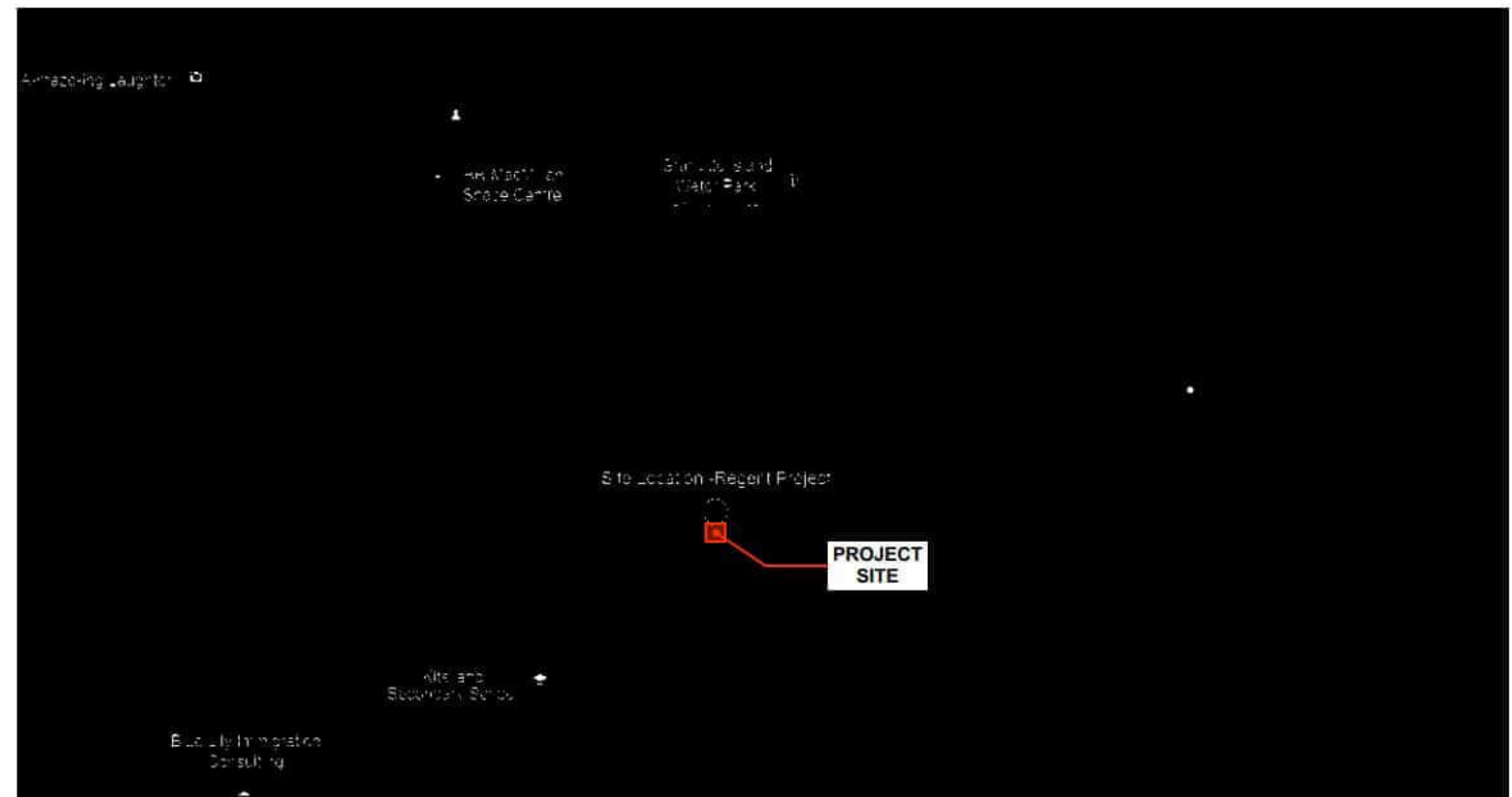
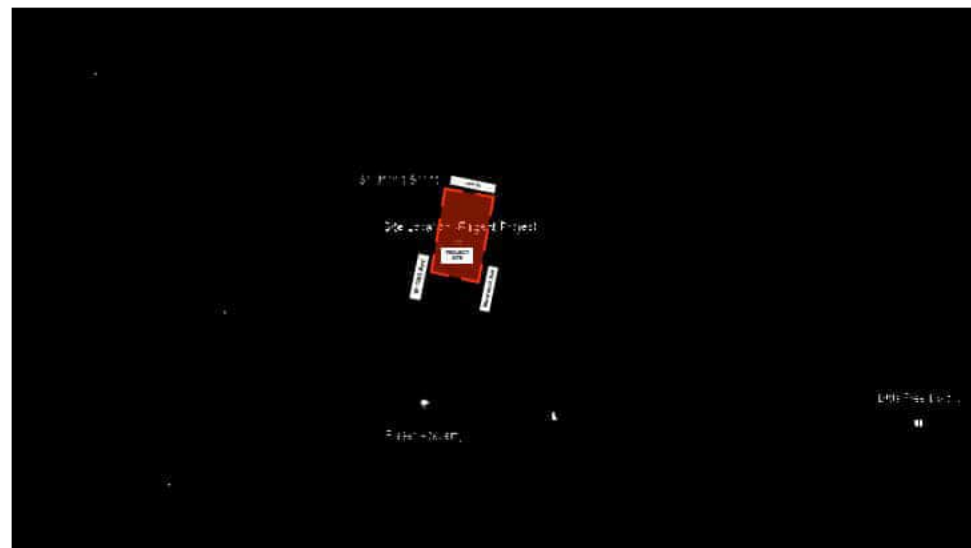
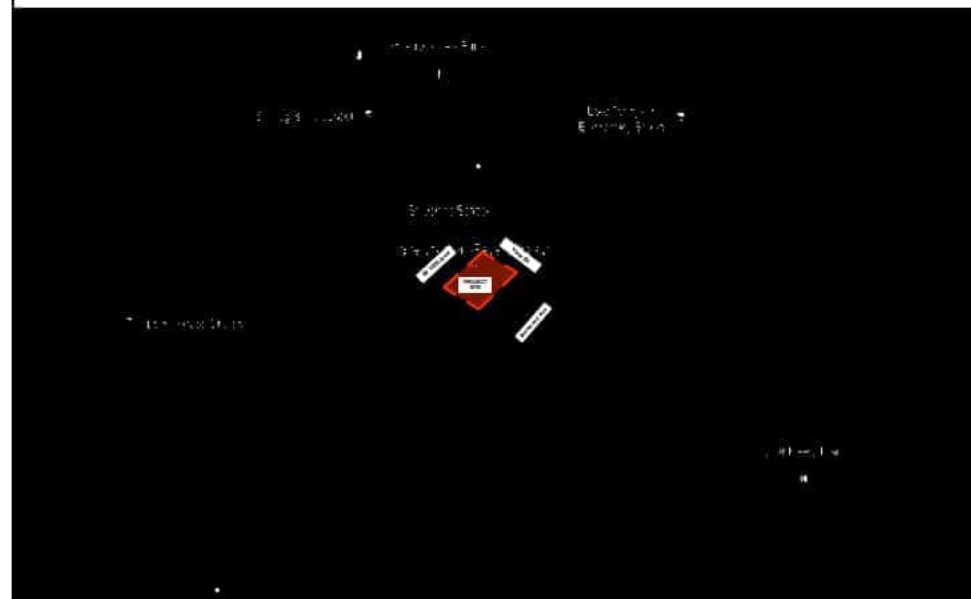
EGBC Permit: 1003889
Contact: Phone: 778-888-0387
Email: john@steponemobility.com
Reviewed By: John Turecki P.Eng.
Date: 2023-12-19
Document Status: Preliminary

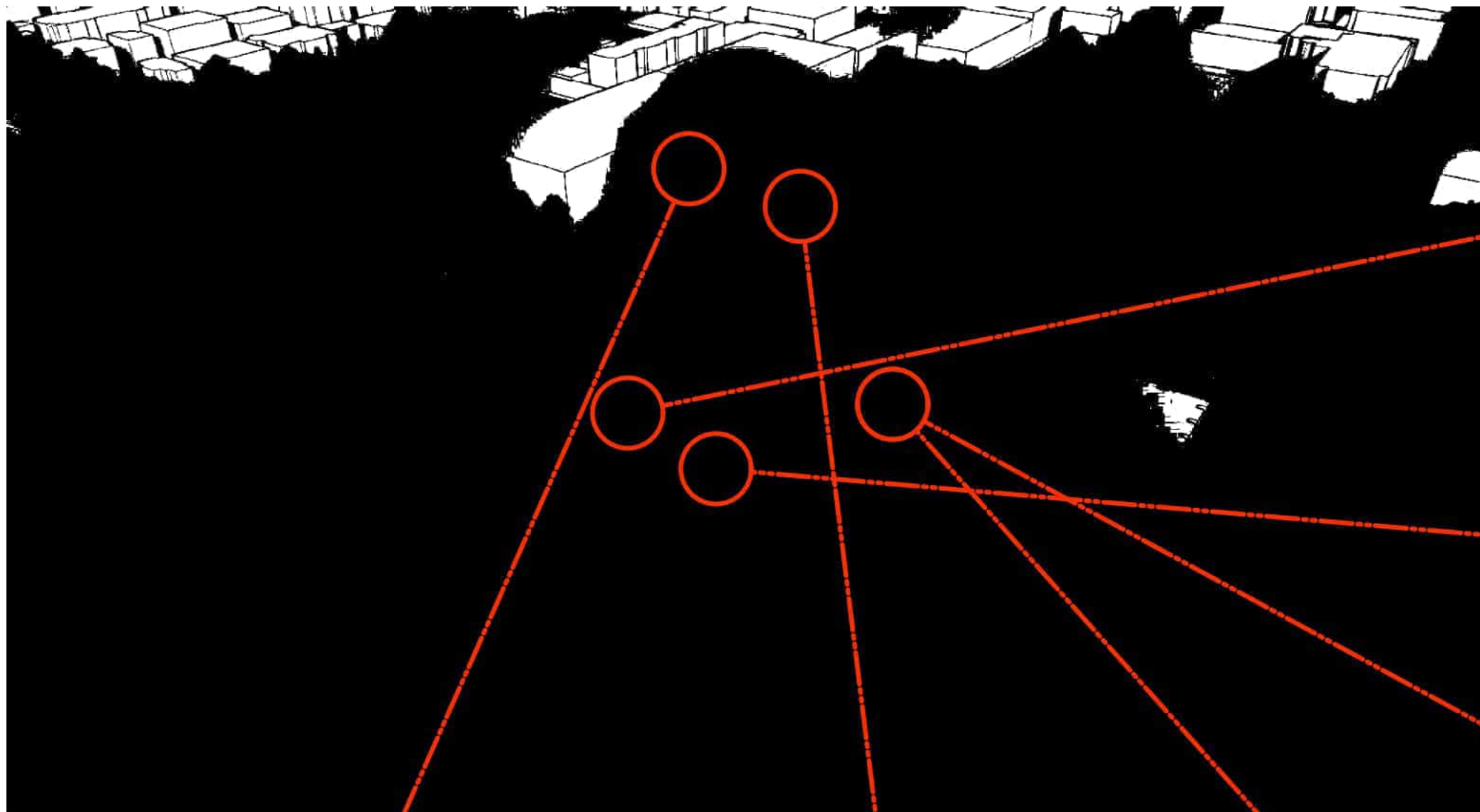
2212 W 10th Avenue - Preliminary Transportation Considerations
2023-12-19
4





Numbers represent existing, fully constructed buildings over 6 storeys with the corresponding storey height.

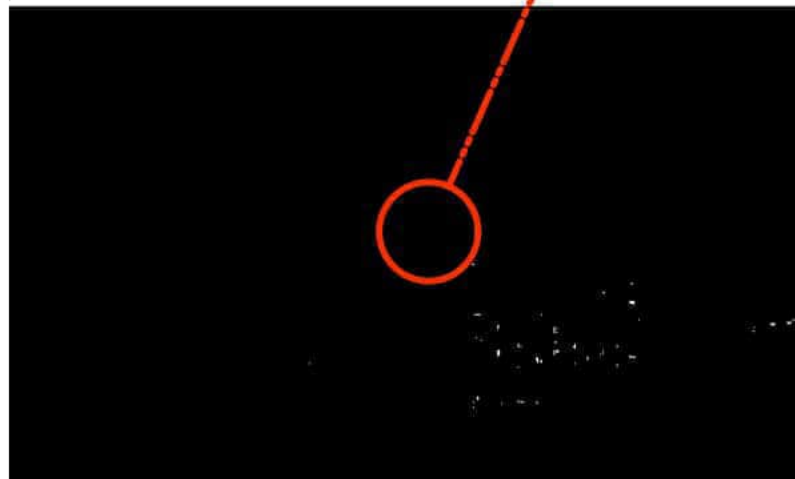




ROOF DECK VIEWS



ROOF DECK



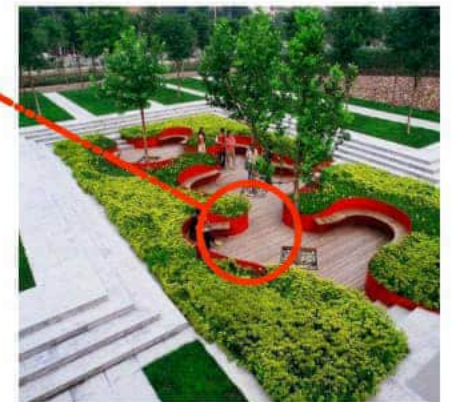
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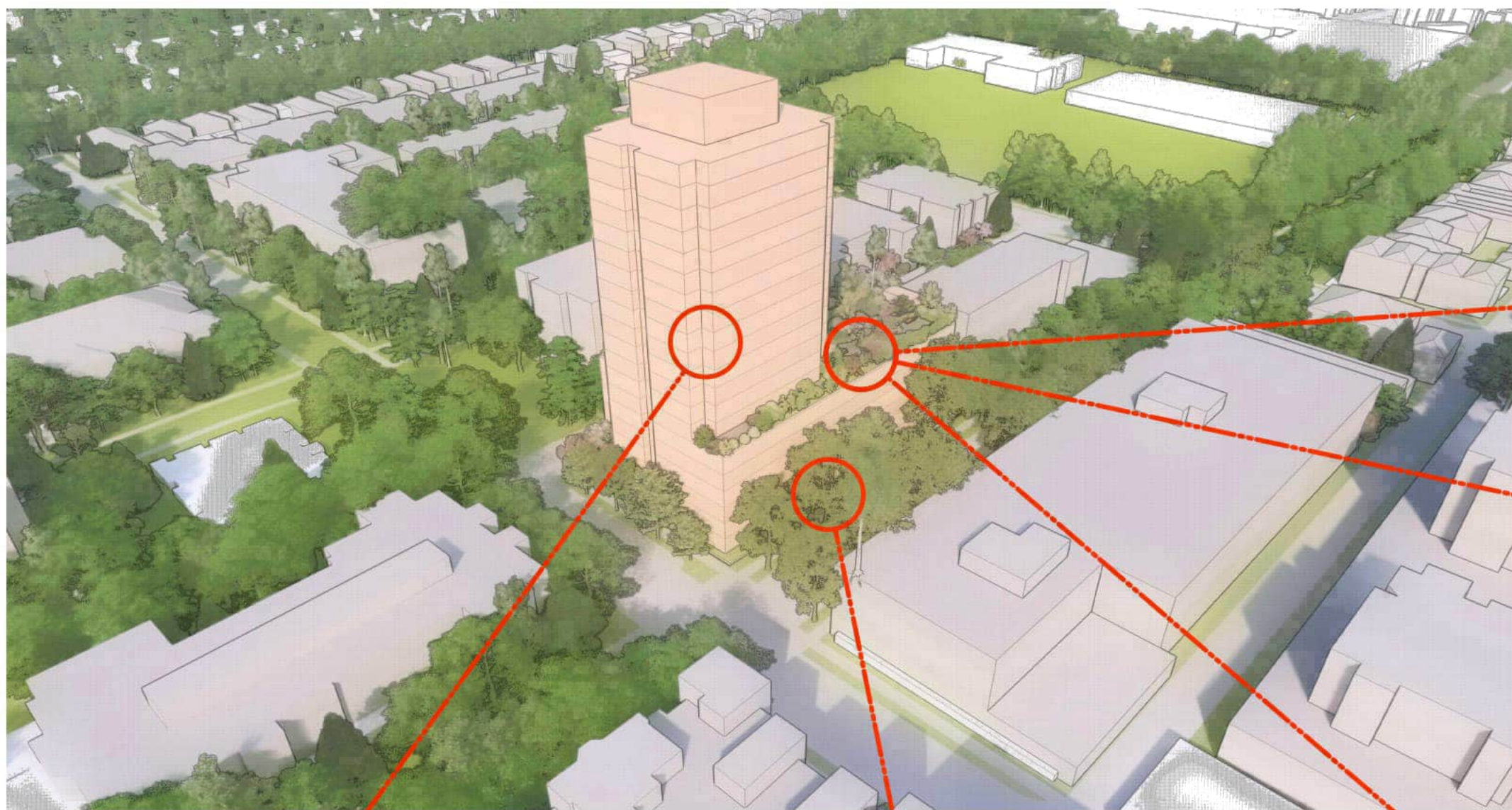


SIMPLICITY



RESIDENTIAL COMMUNITY CORNER

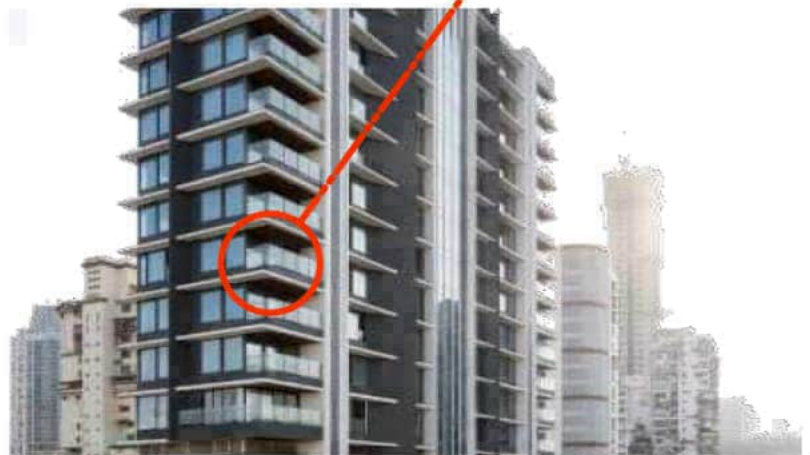




GREEN ROOF



AMENITY COURTYARD



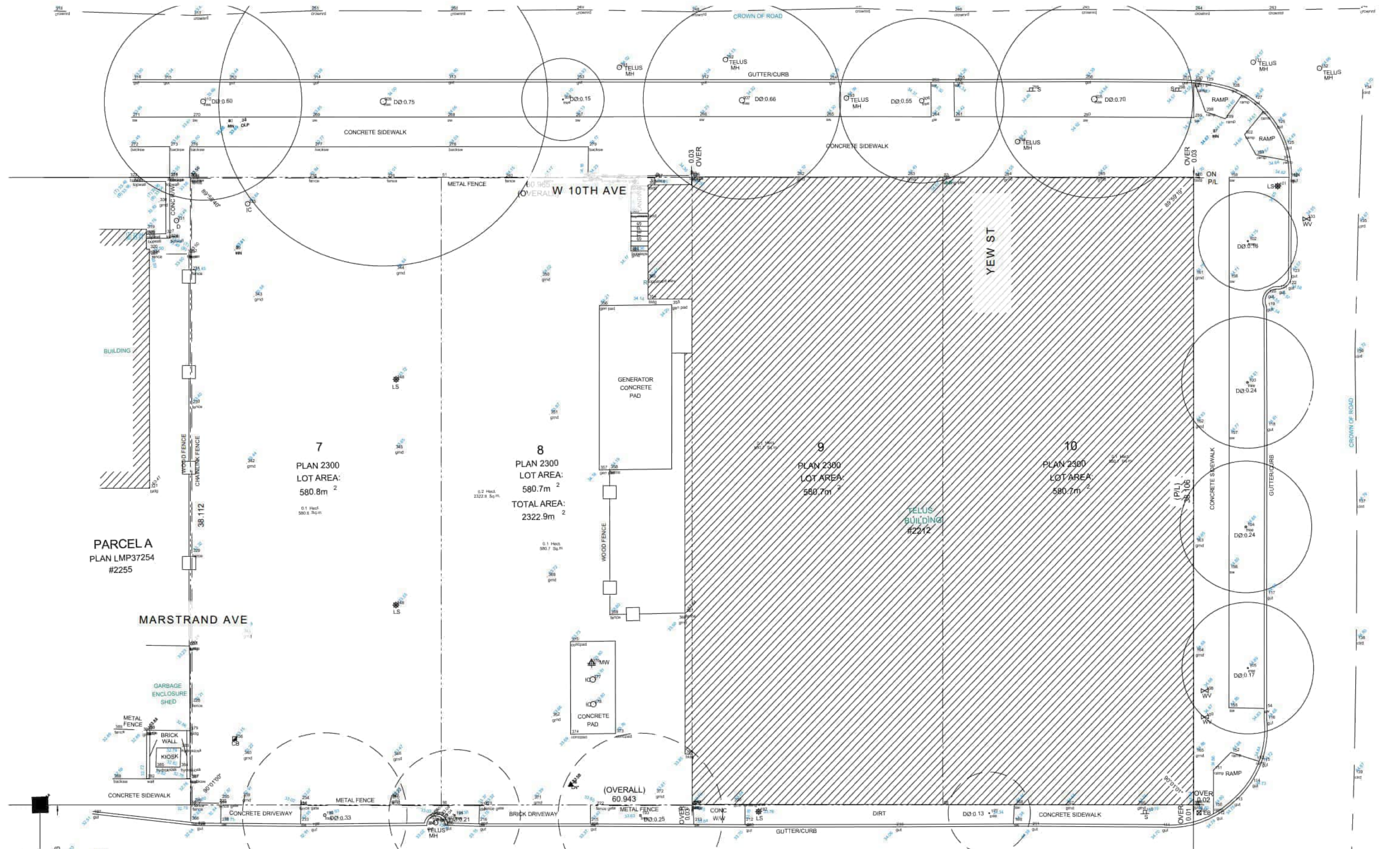
CORNER TRANSITION



RESIDENTIAL PODIUM



GREEN ROOF



1 Survey Plan
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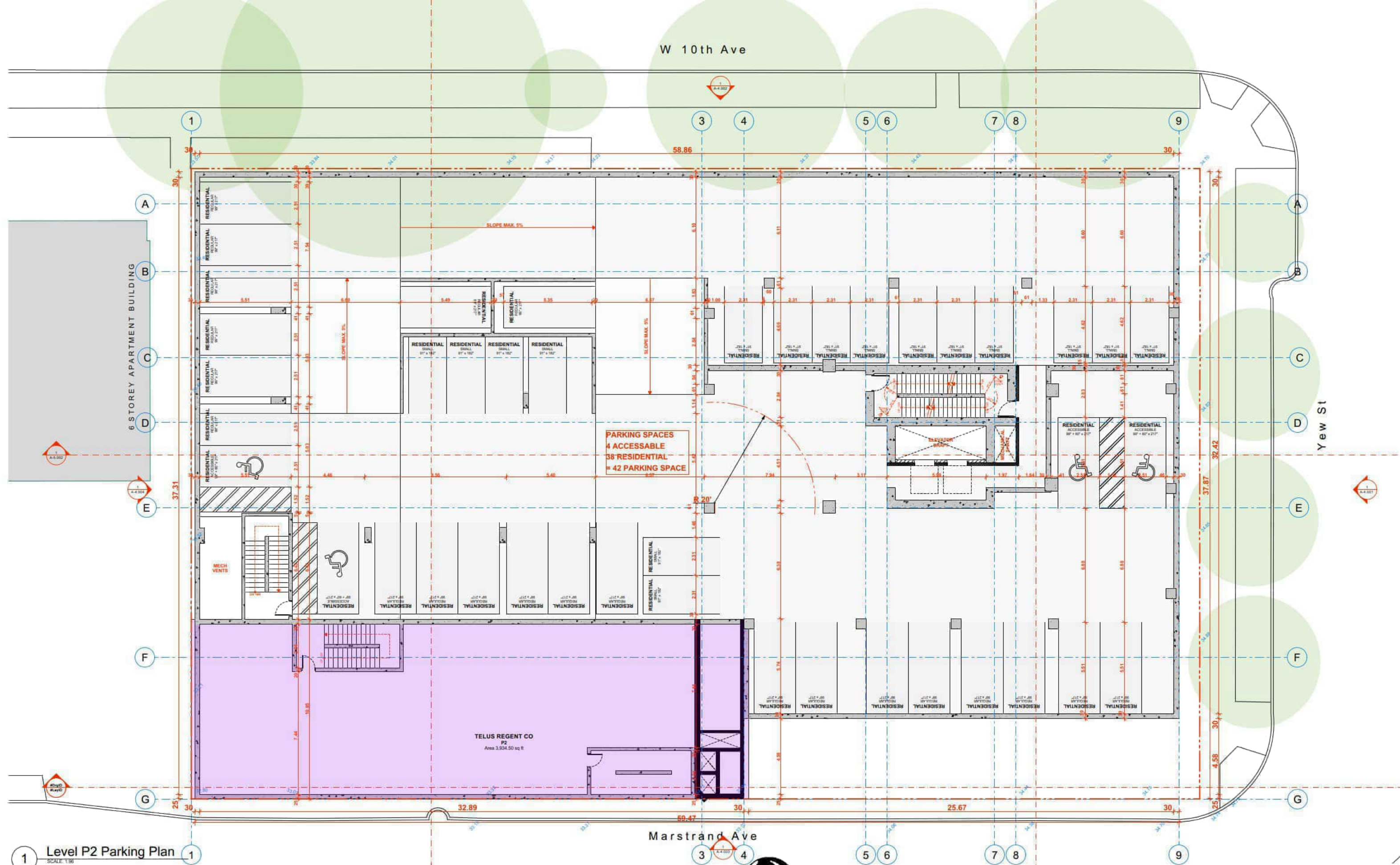
SIEGRIST

**pooni
group.**

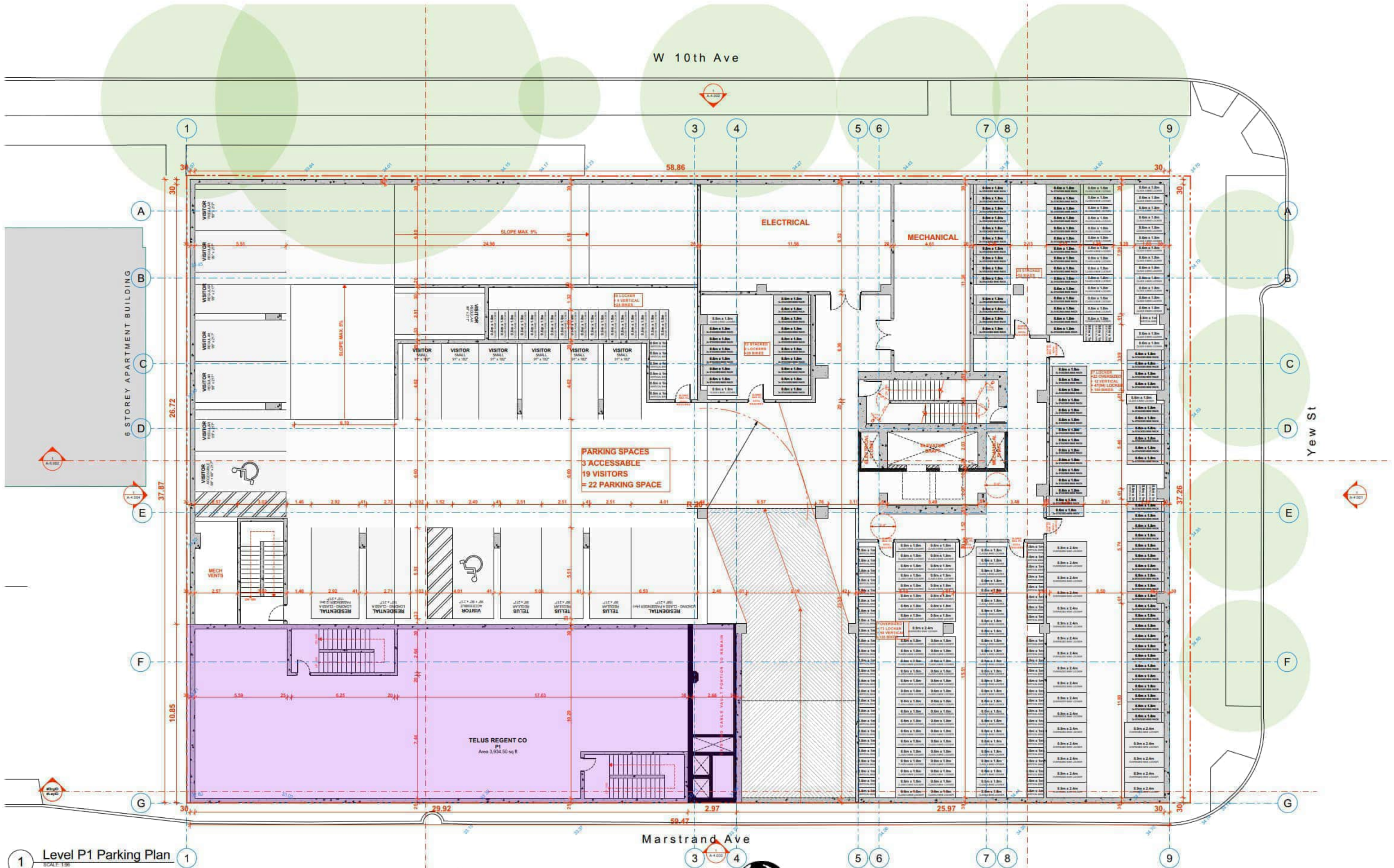
TELUS



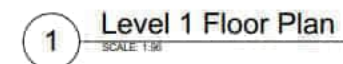


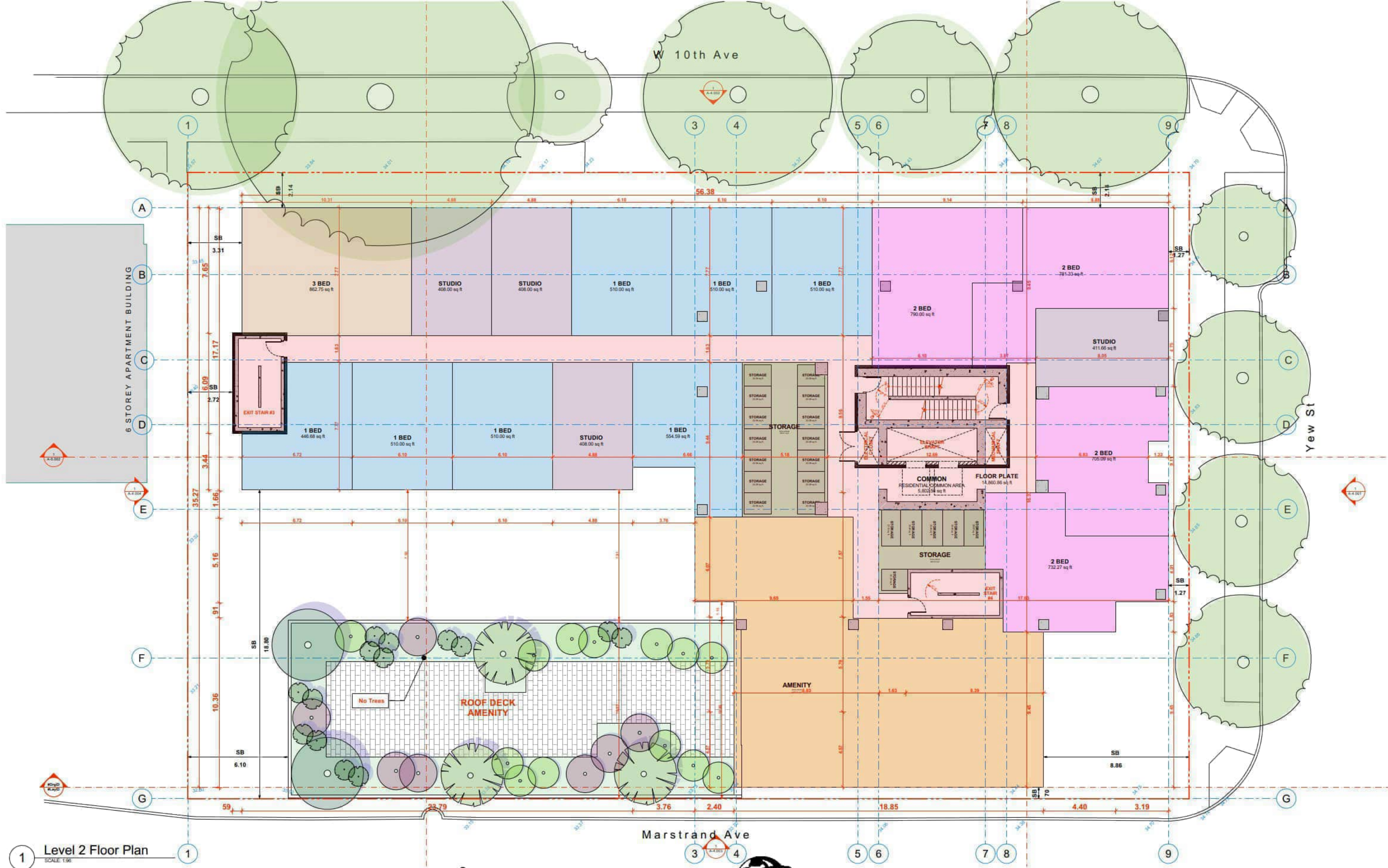


1 Level P2 Parking Plan 1
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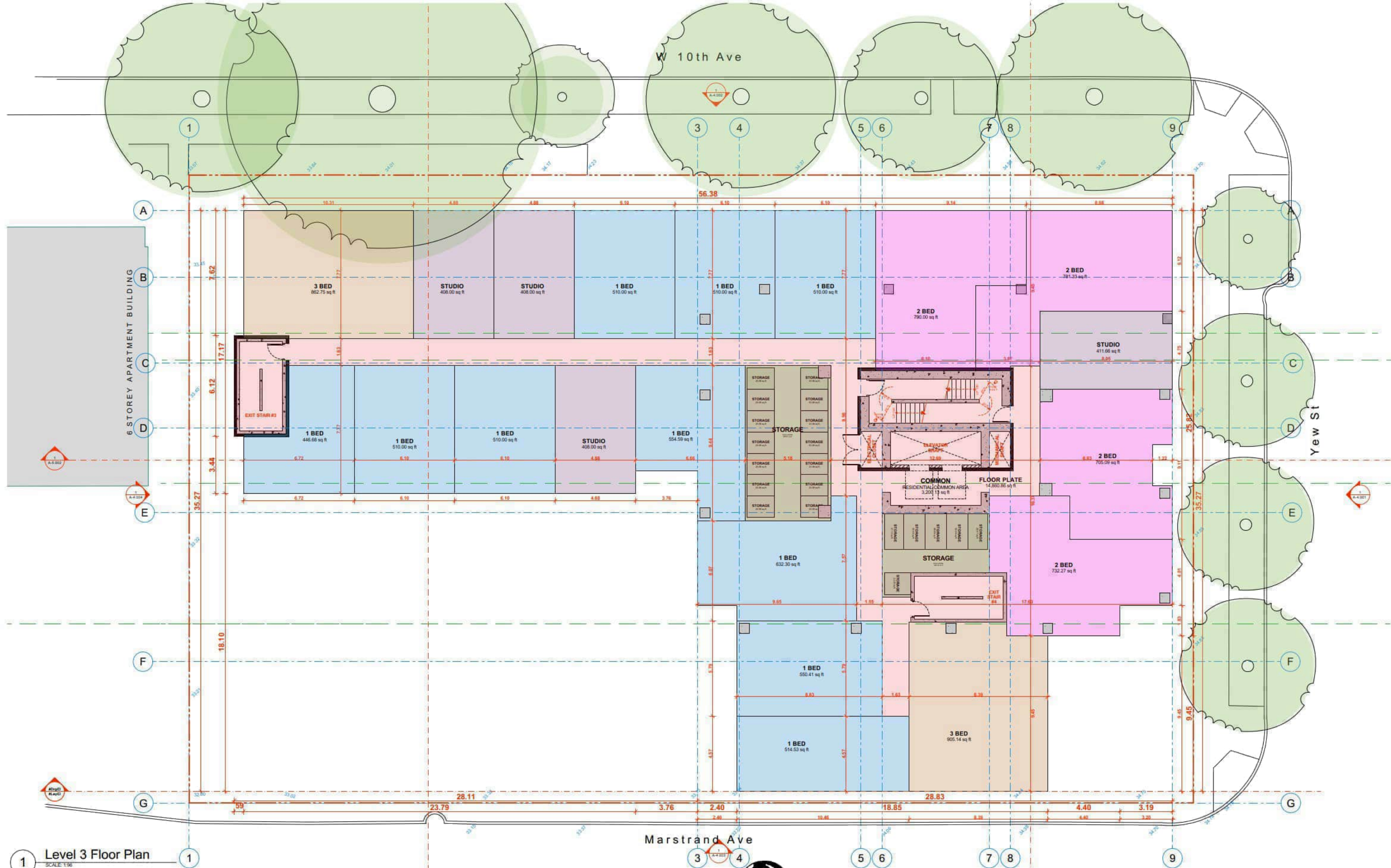


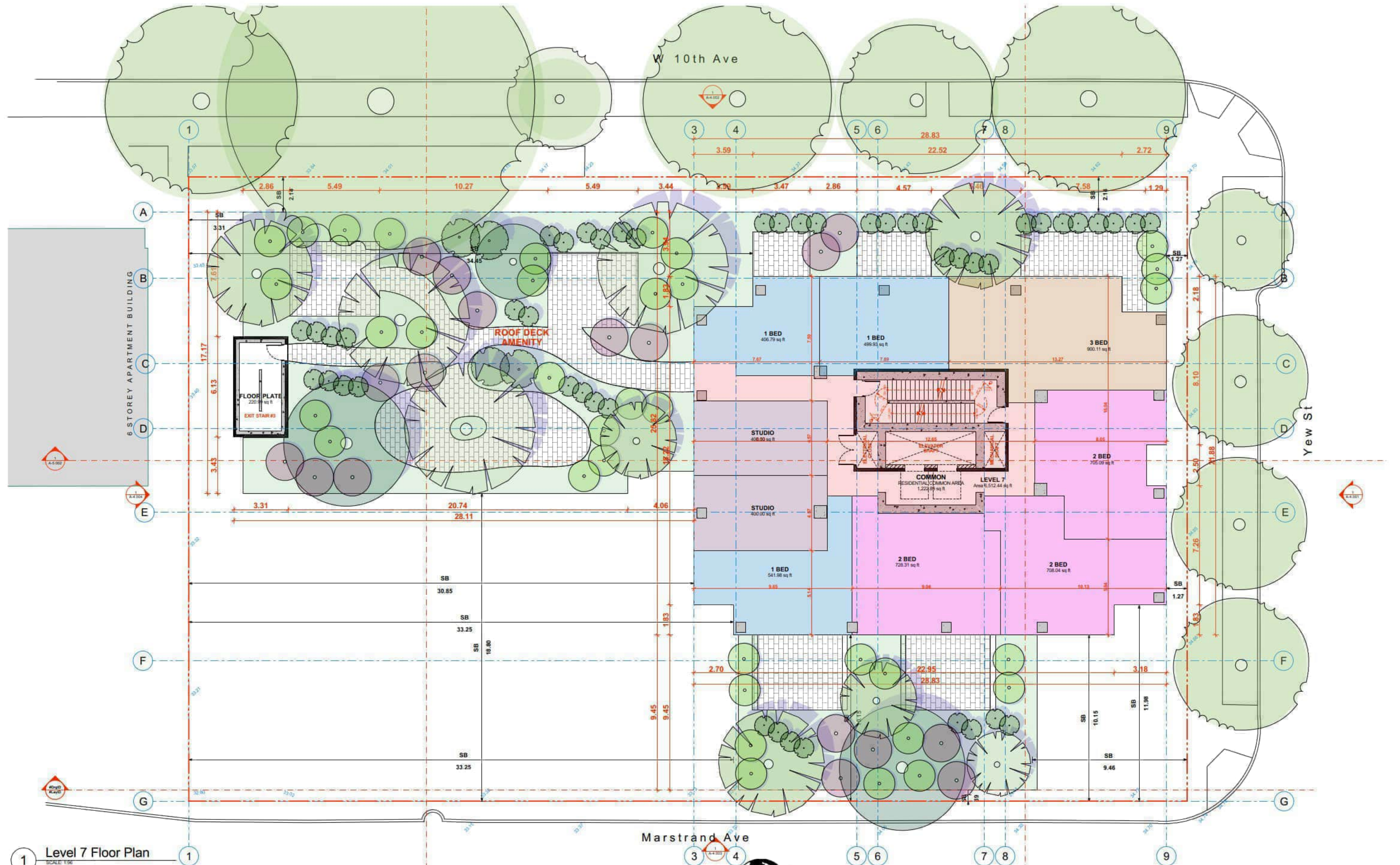
1 Level P1 Parking Plan
SCALE: 1/8" = 1'-0"





1 Level 2 Floor Plan
SCALE 1:50





1 Level 7 Floor Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

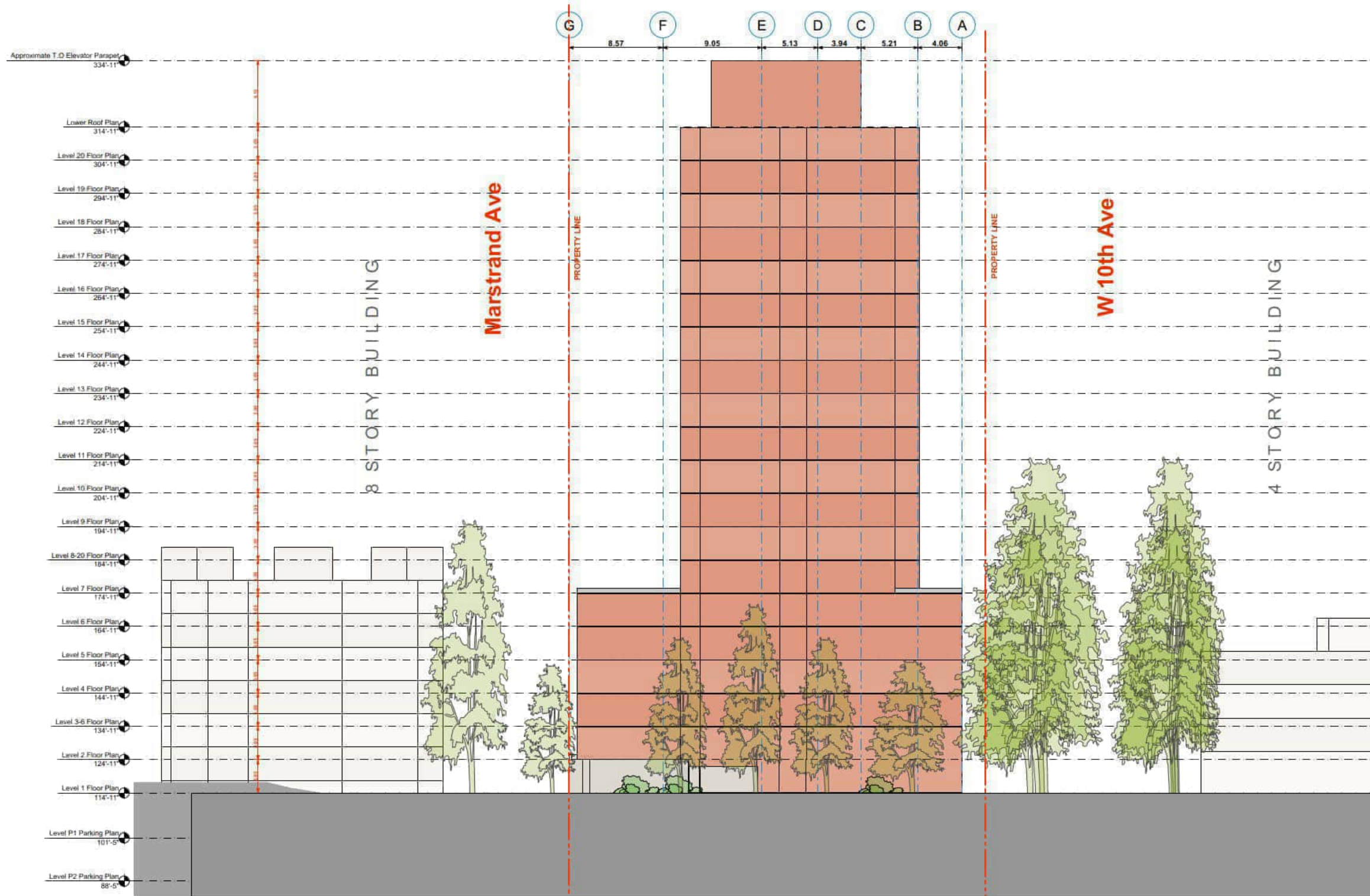
pooni group.

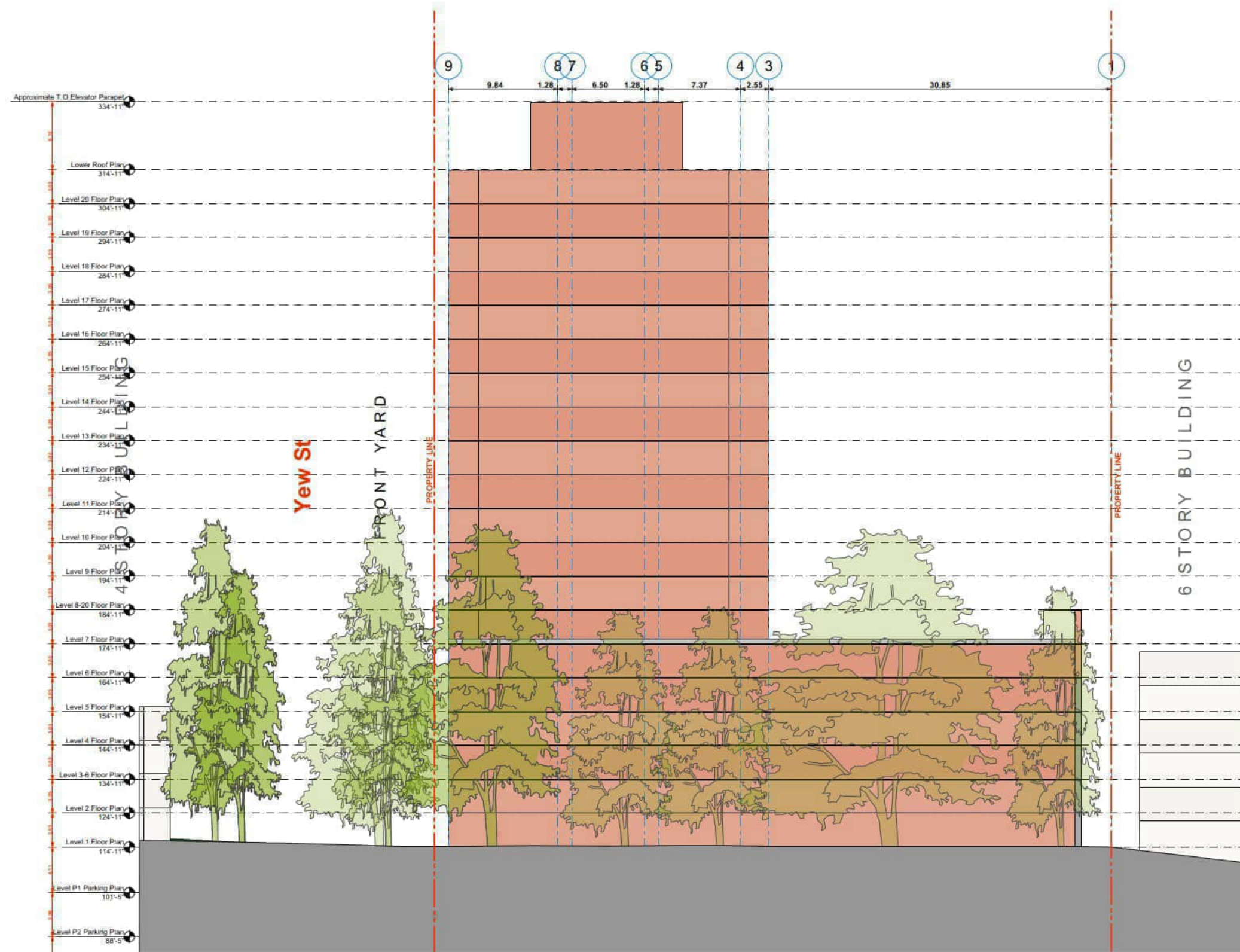
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LEDCOR GROUP

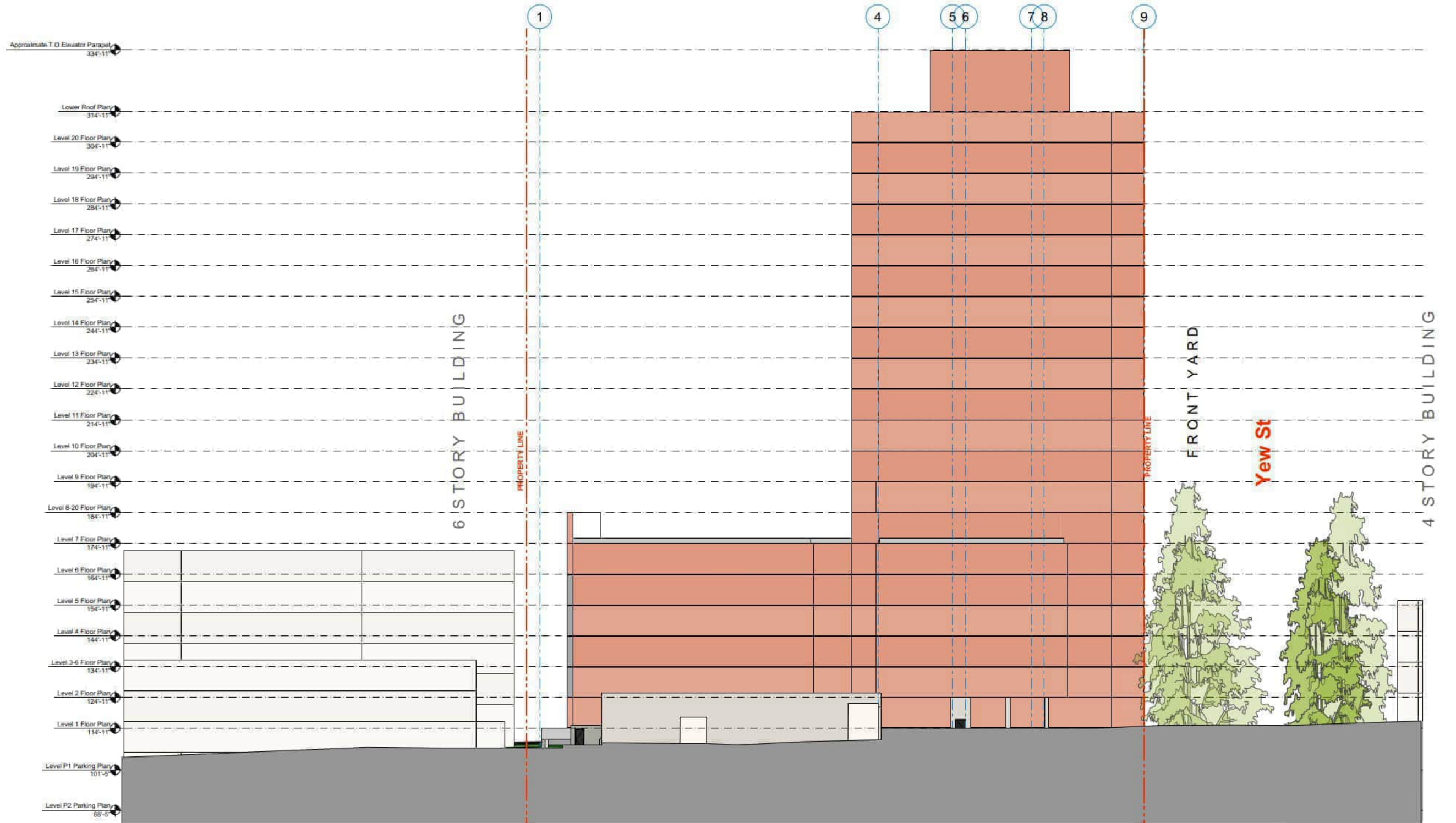


1 Level 8-20 Floor Plan 1

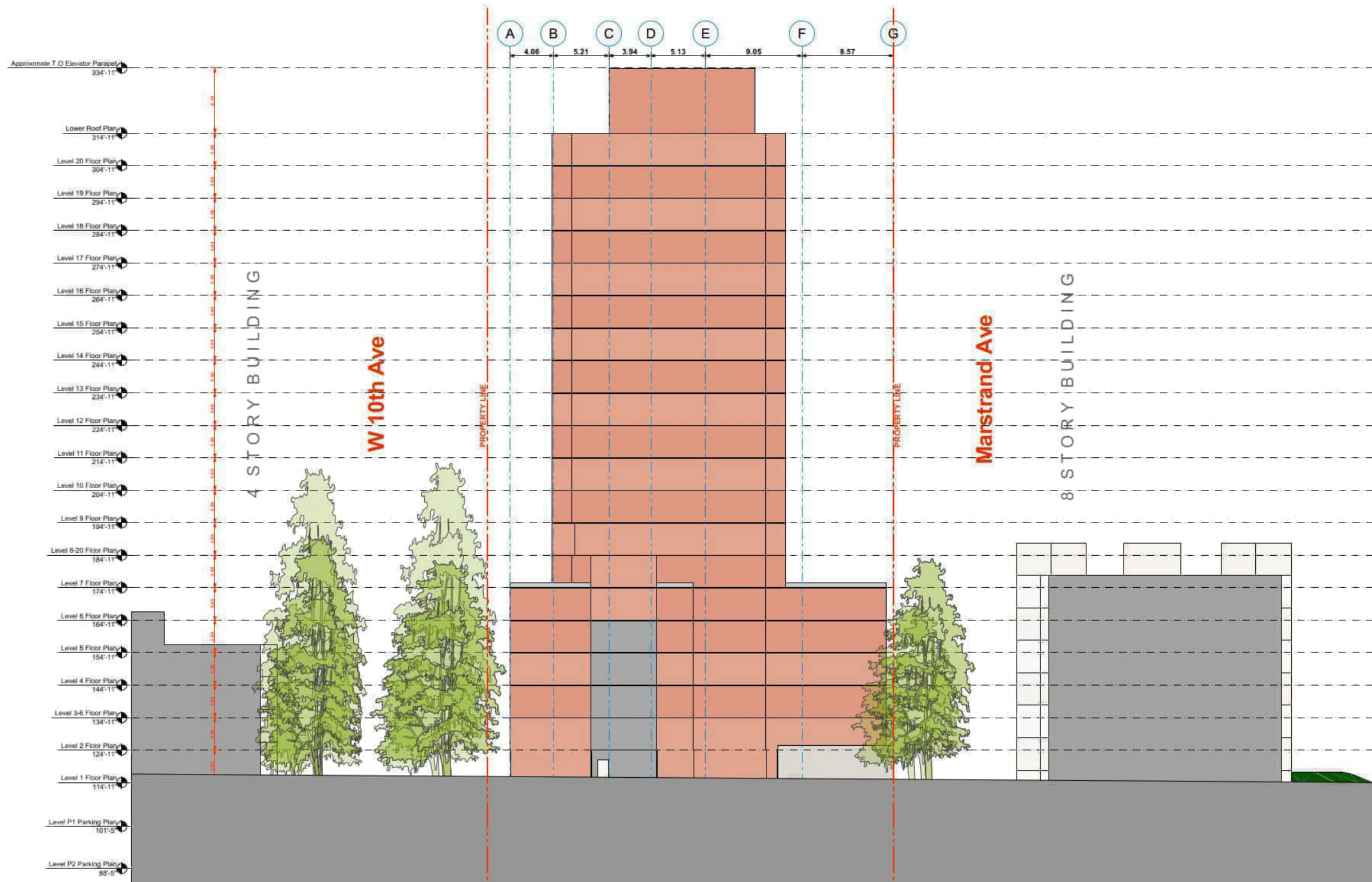




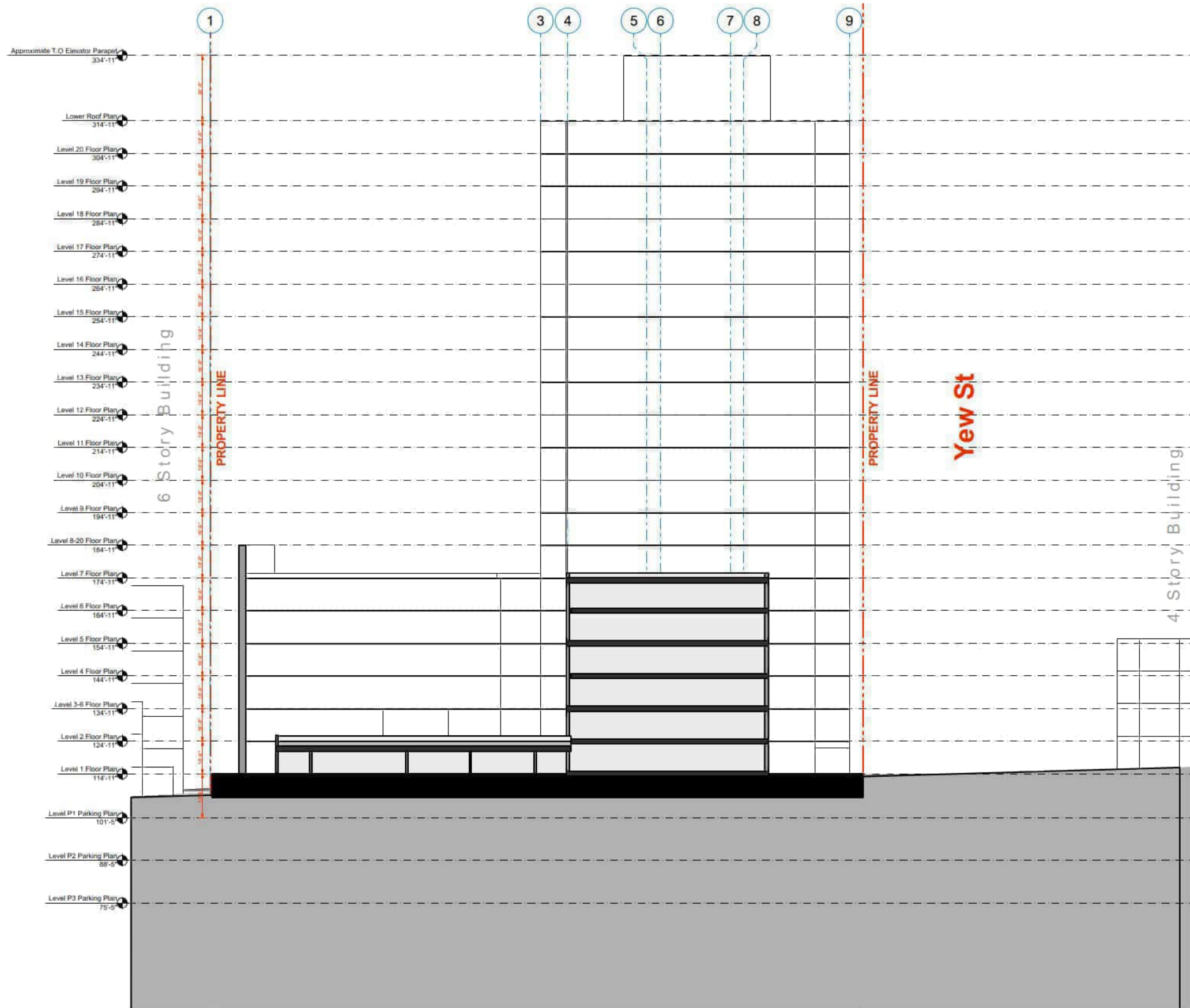
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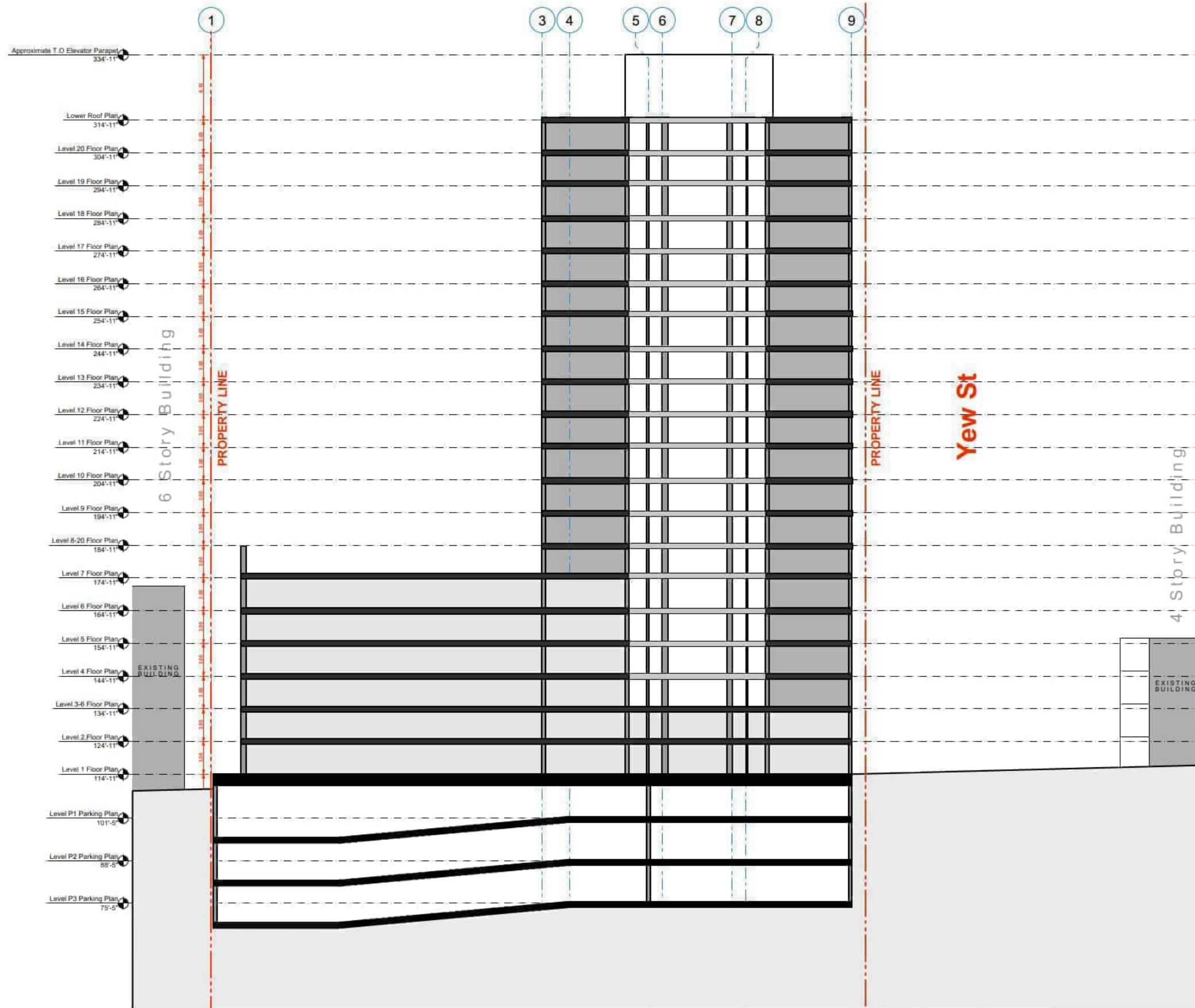
1 South Elevation
SCALE: 1/192



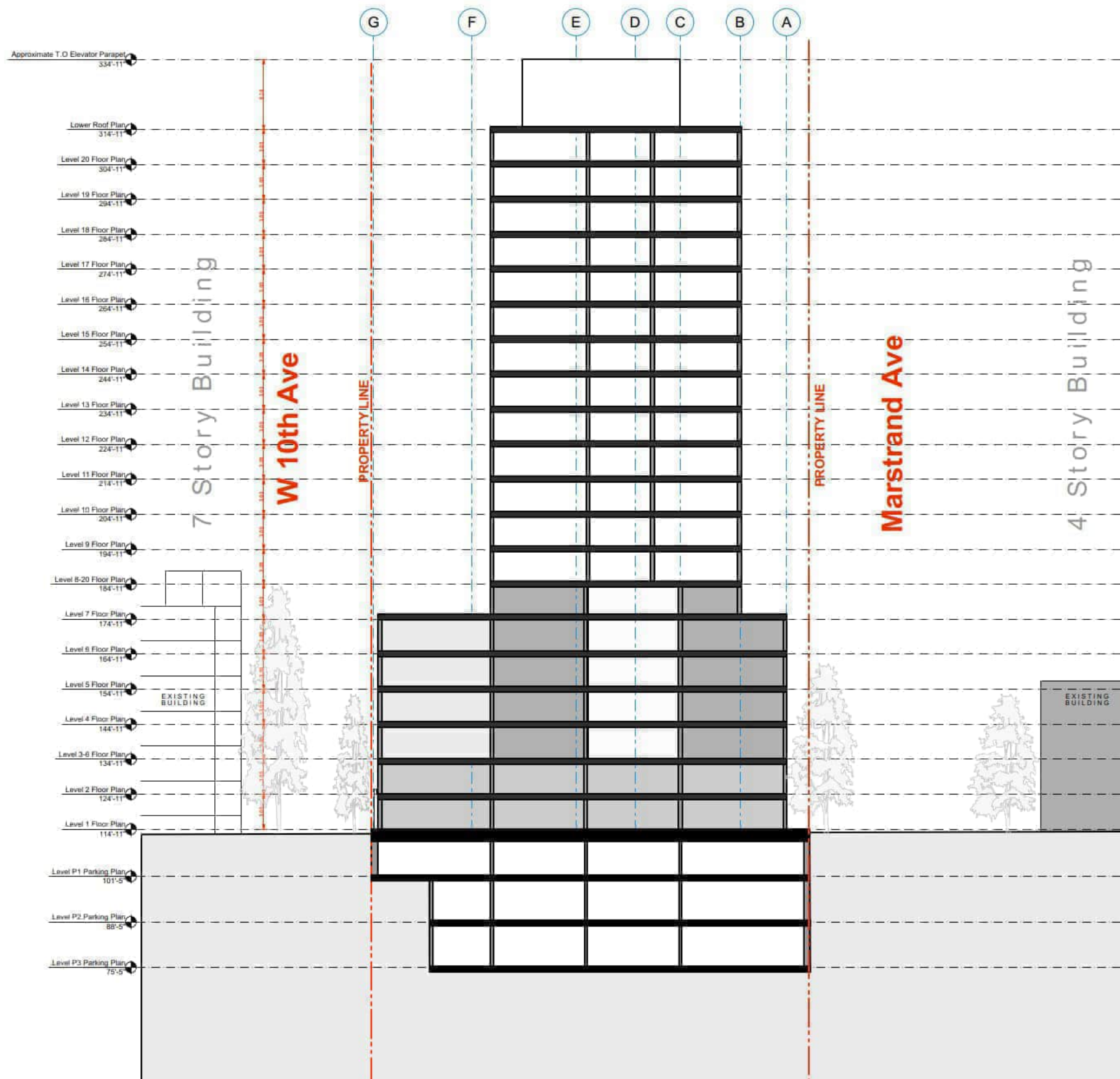
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SCALE: 1/192



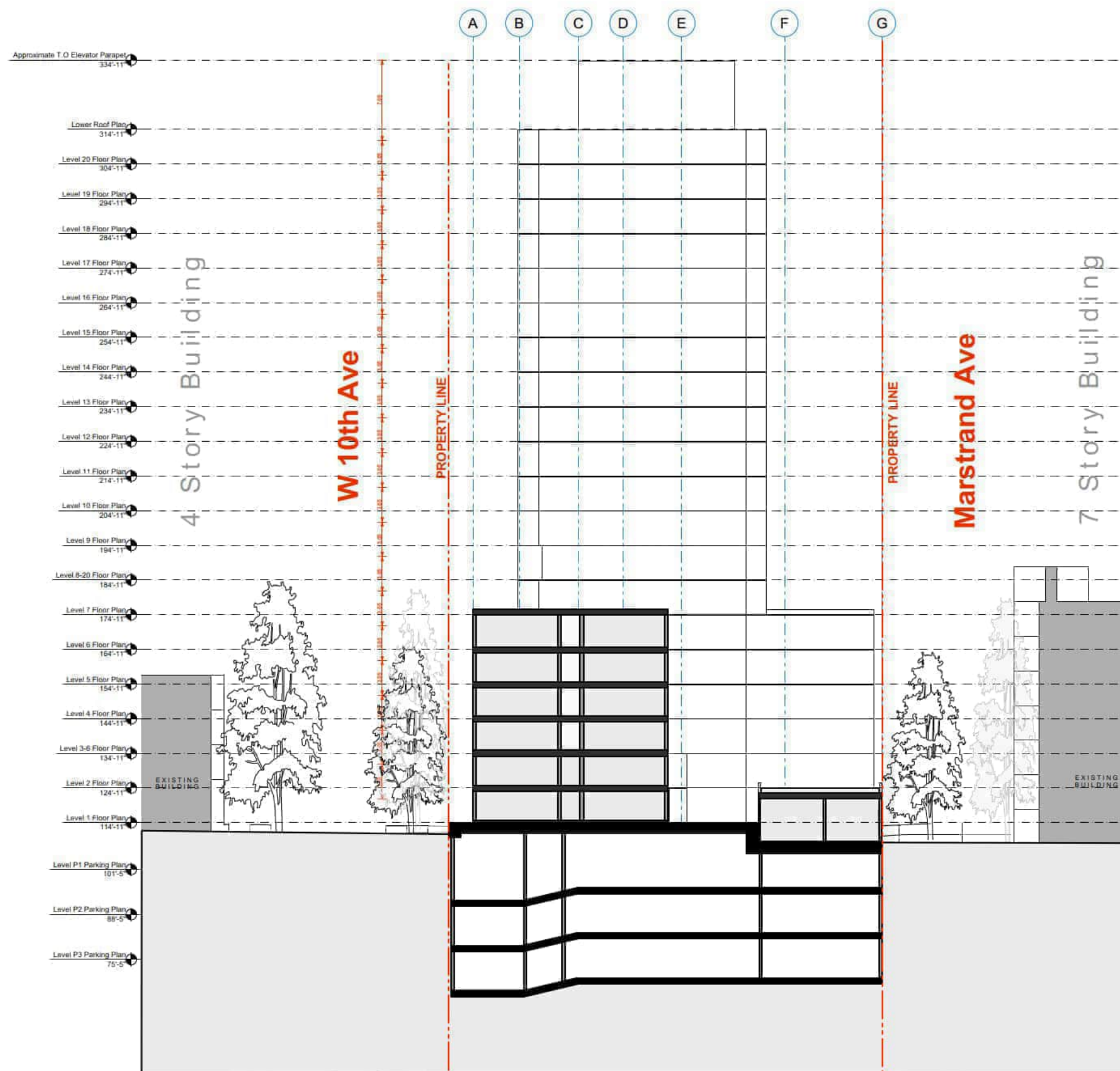
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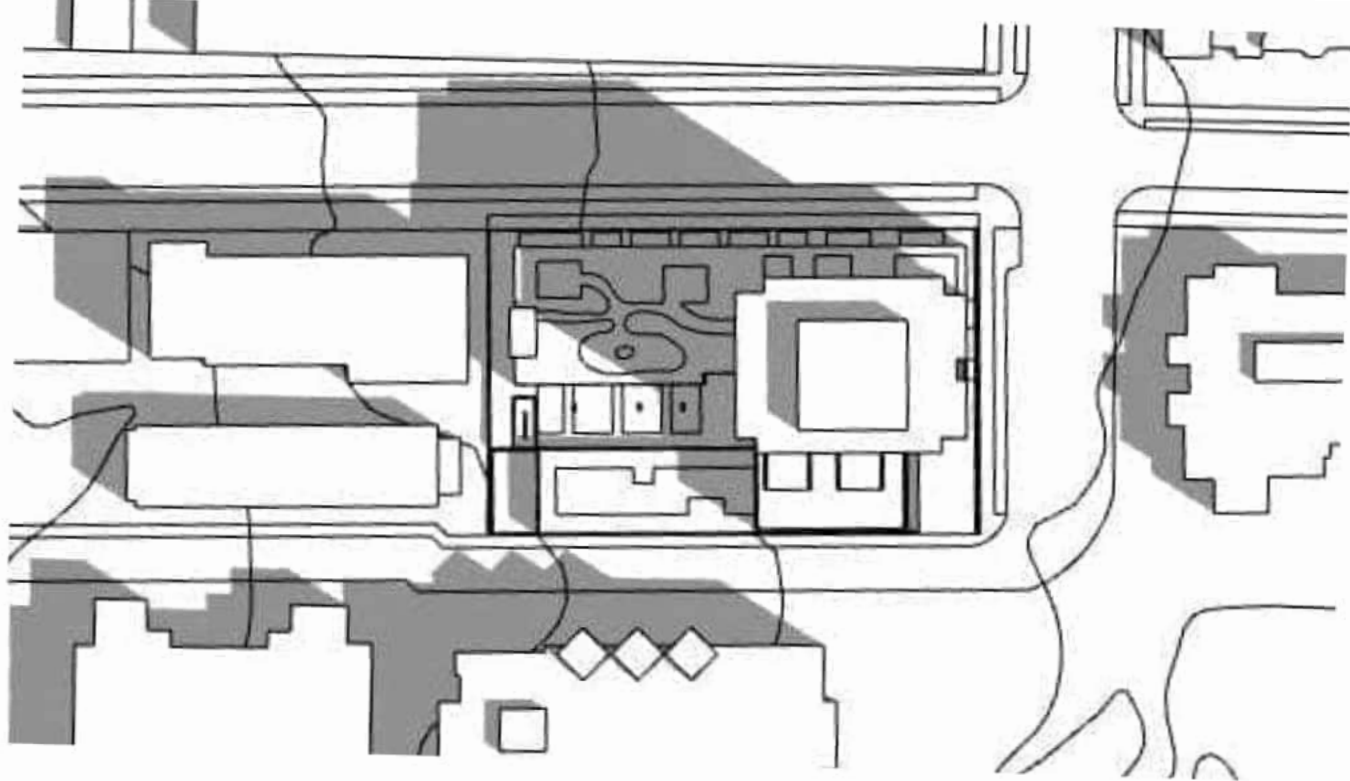


1 Site Section - East/West 02
SCALE: 1/162

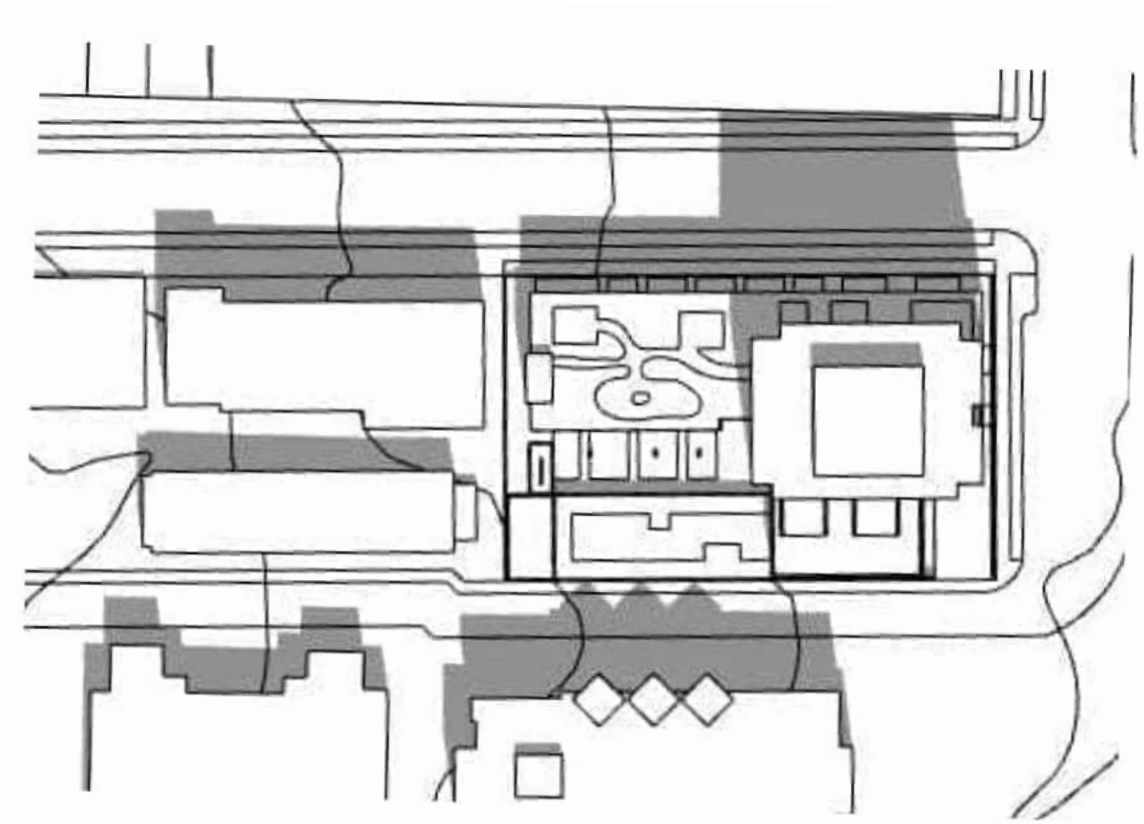


1 Site Section - North/South 01
SCALE: 1/162

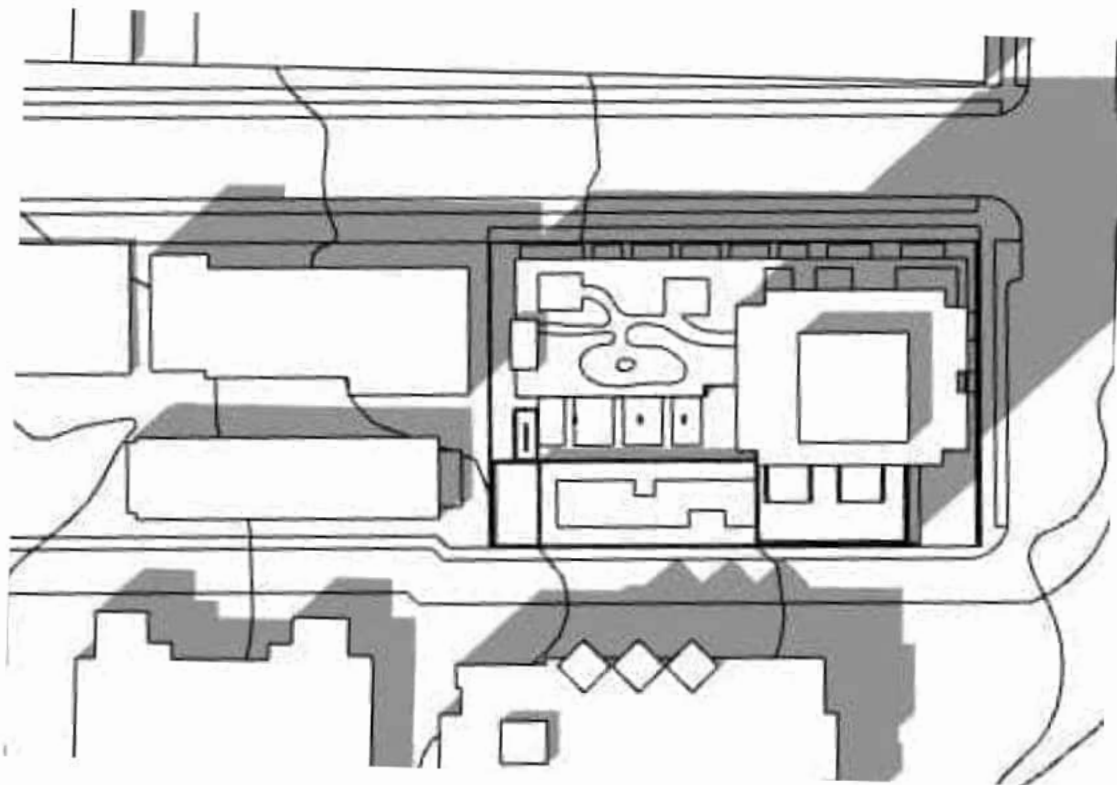




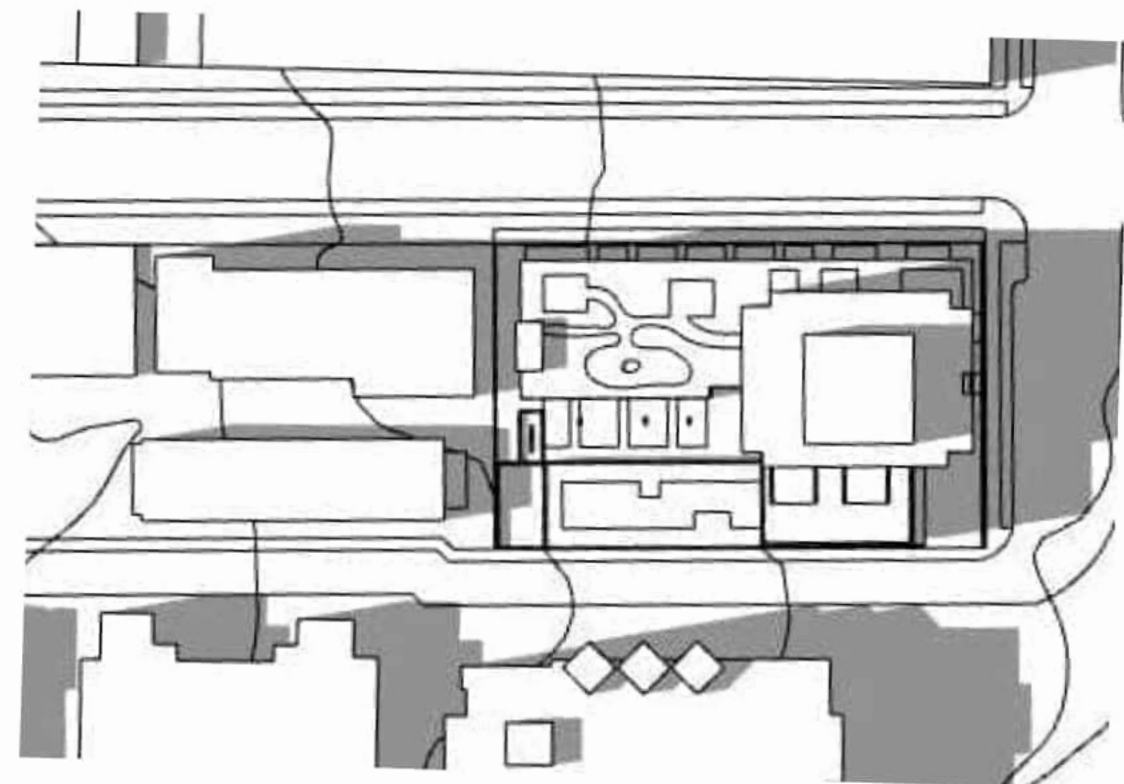
1 Shadow Studies - June 21st - 10 am
SCALE 1:24



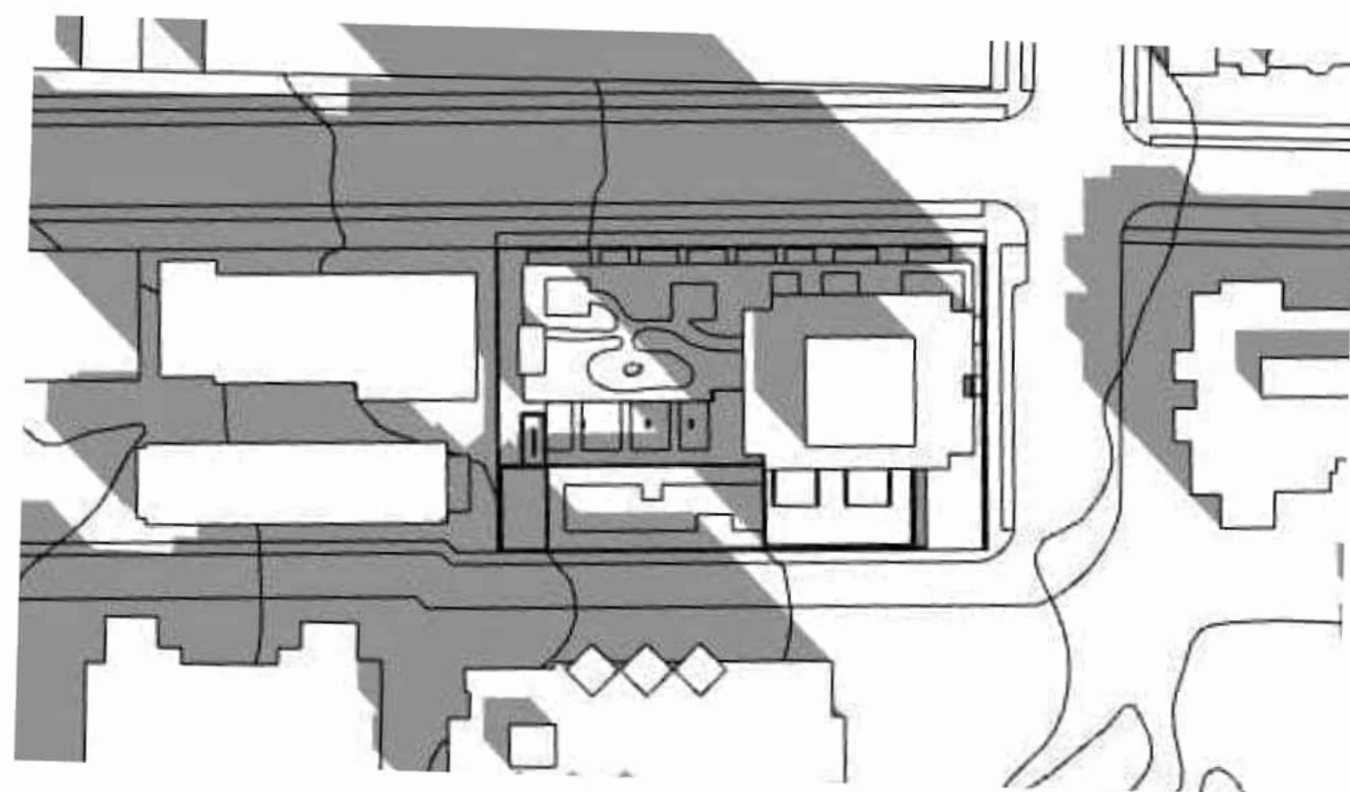
2 Shadow Studies - June 21st - 12 pm
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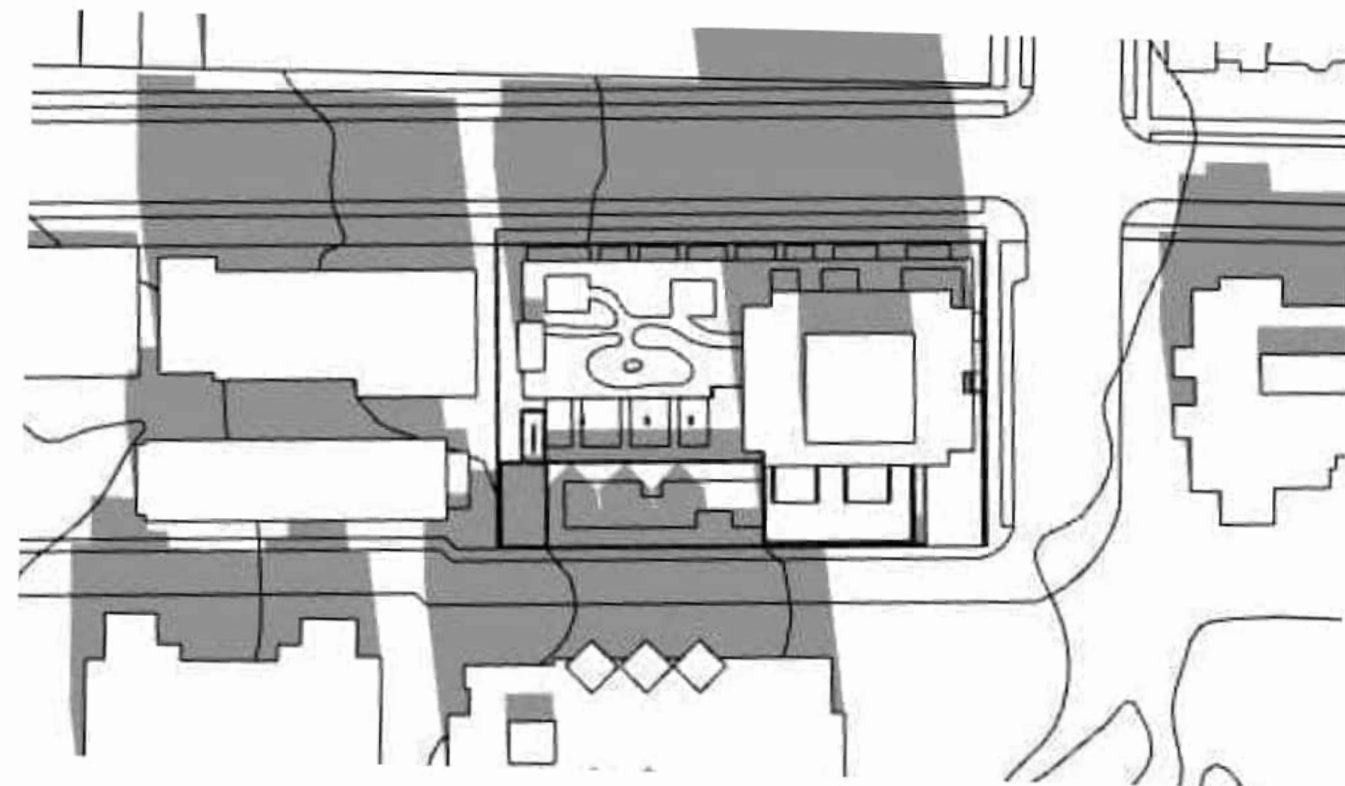
3 Shadow Studies - June 21st - 2pm
SCALE 1:24



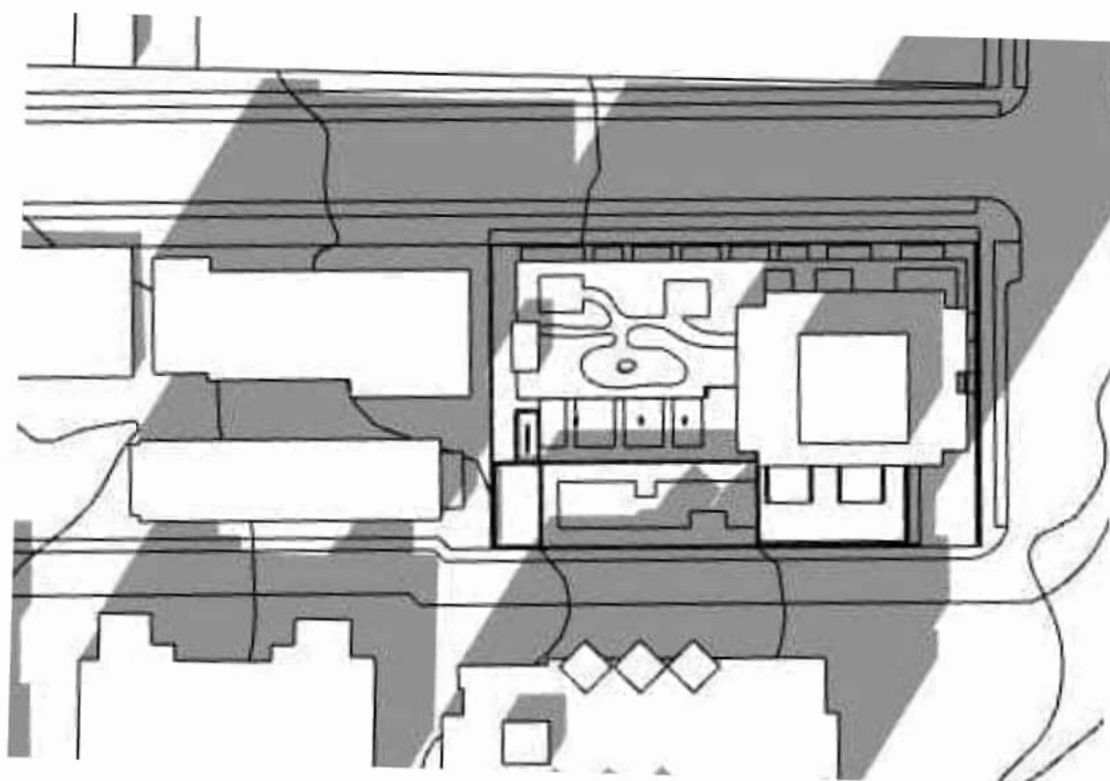
4 Shadow Studies - June 21st - 4 pm
SCALE 1:24



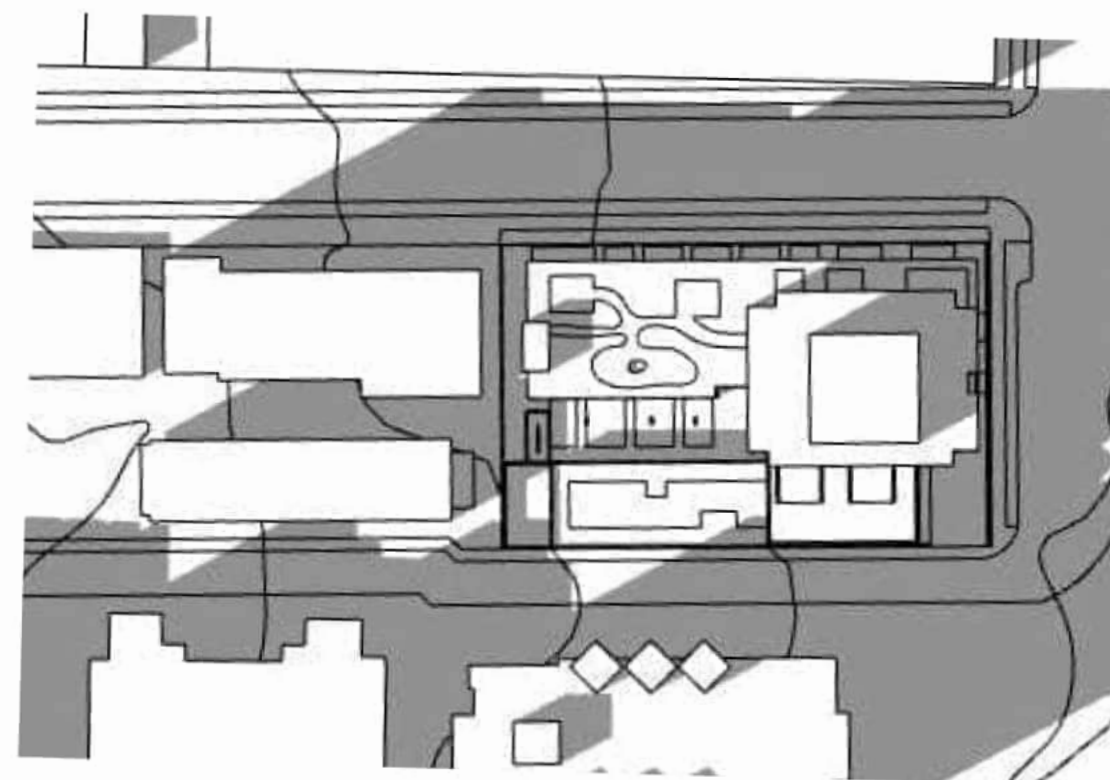
1 Shadow Studies - March 21st - 10 am
SCALE: 1/24



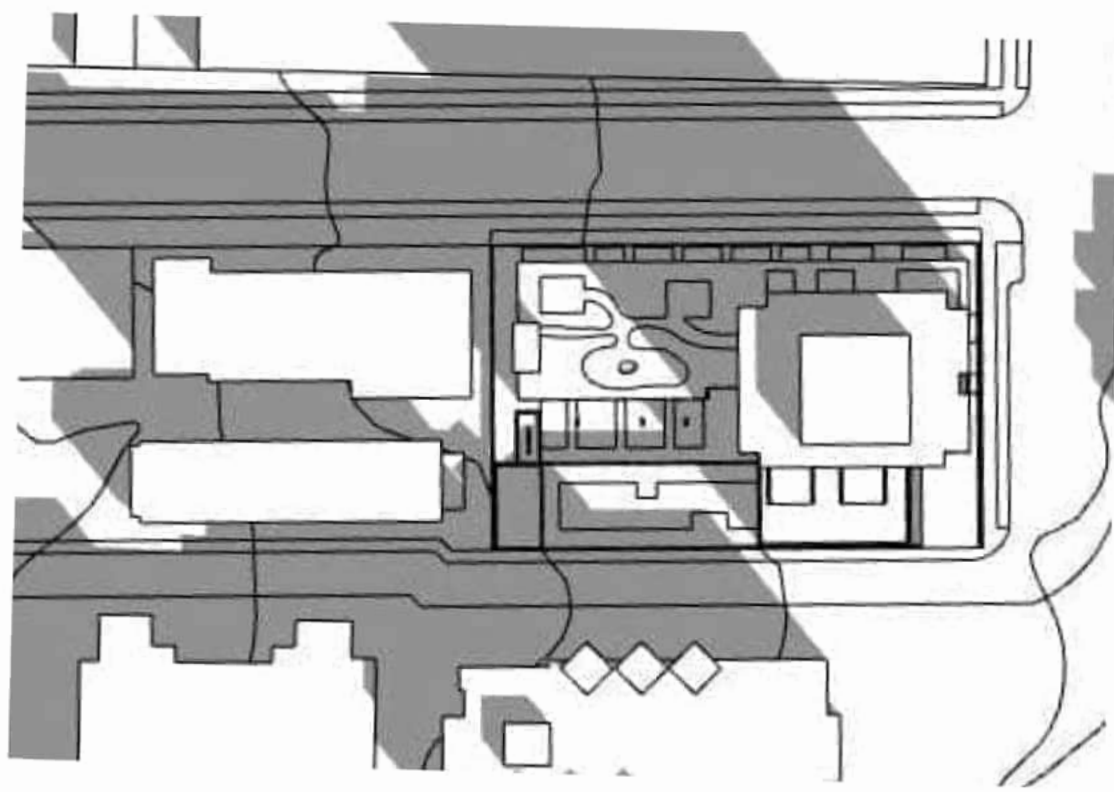
2 Shadow Studies - March 21st - 12 pm
SCALE: 1/24



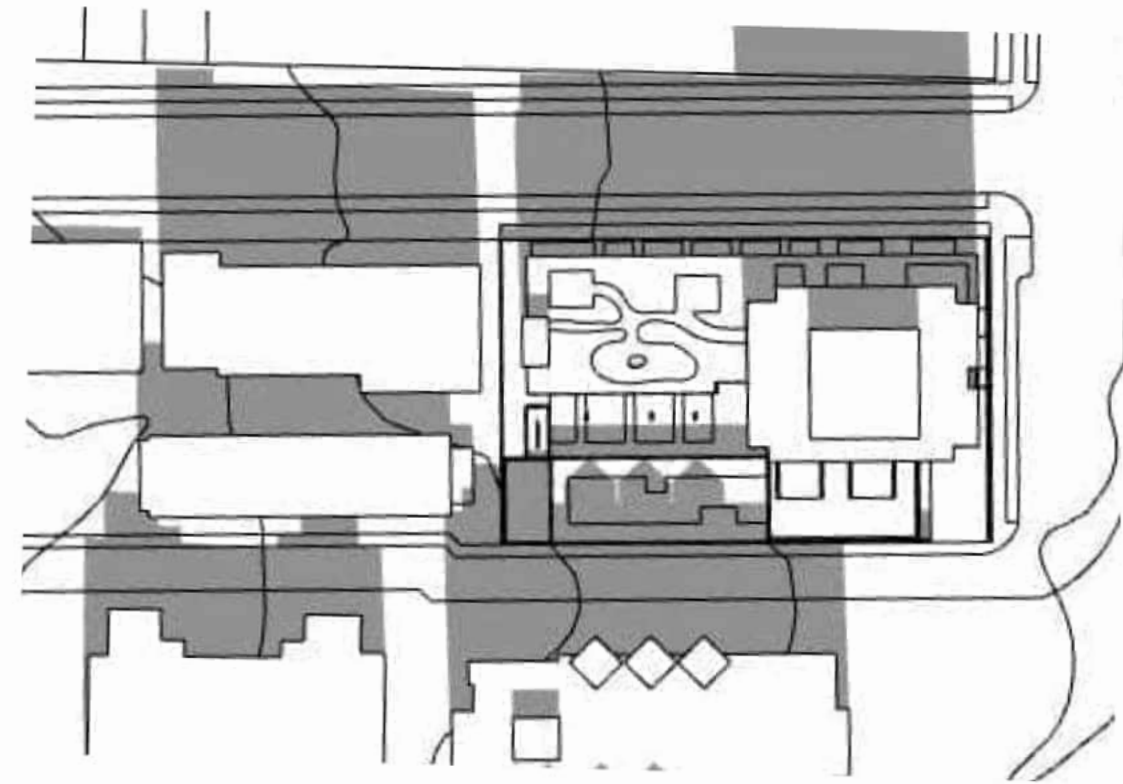
3 Shadow Studies - March 21st - 2pm
SCALE: 1/24



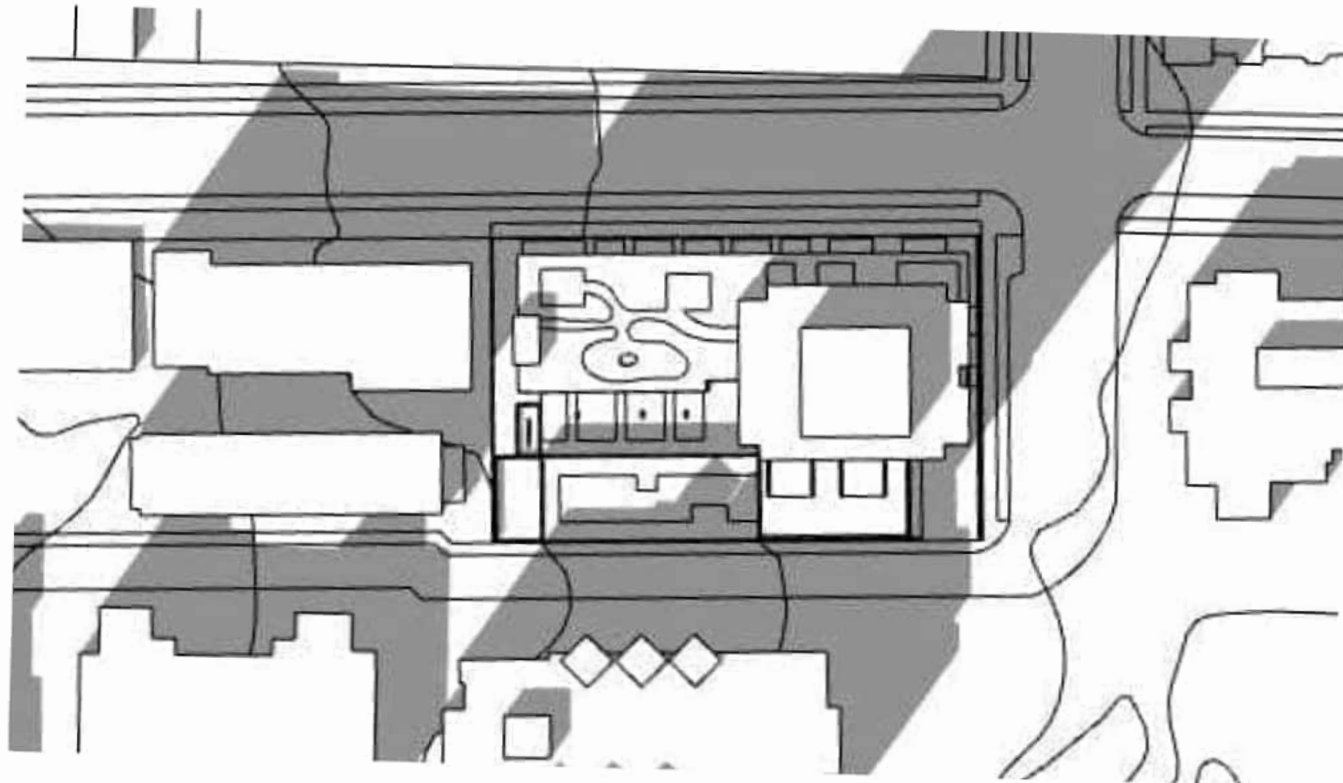
4 Shadow Studies - March 21st - 4 pm
SCALE: 1/24



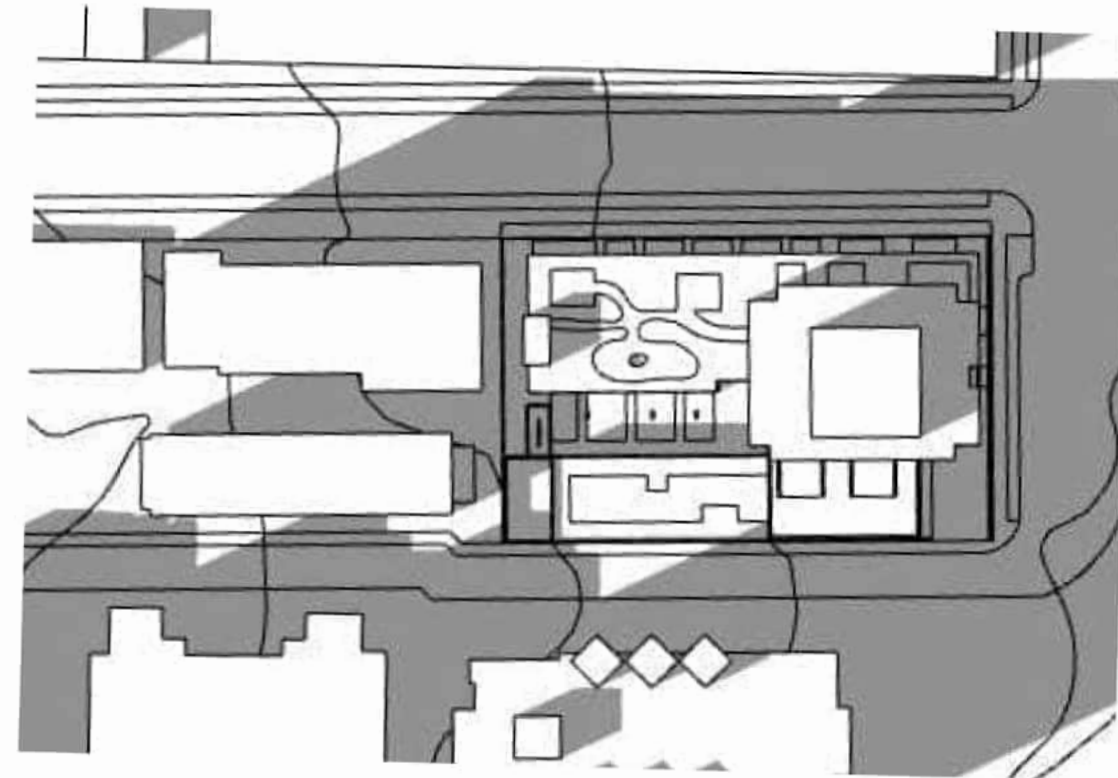
1 Shadow Studies - September 22nd - 10 am
SCALE: 1/24



2 Shadow Studies - September 22nd - 12 pm
SCALE: 1/24



3 Shadow Studies - September 22nd - 2pm
SCALE: 1/24



4 Shadow Studies - September 22nd - 4 pm
SCALE: 1/24

February 20, 2026

Chi Chi Cai
Pooni Group
200 – 1055 West Hastings Street
Vancouver, BC V6E 2E9

Dear Chi Chi Cai:

RE: Rezoning Enquiry – 2212 West 10th Avenue

Thank you for your letter of enquiry requesting rezoning advice for 2212 West 10th Avenue, received on January 24, 2024. Staff have reviewed your proposal and can offer the following commentary and advice.

Proposal

The enquiry proposes to rezone the site from C-7 to CD-1 to permit the development of a 20-storey, mixed-use building with 235 secured-rental residential units, of which 20% of the floor area would be secured as below-market rental. The site size is 2,323 sq. m (25,005 sq. ft.) and located on the south side of West 10th Avenue between Vine and Yew Streets. The property is currently developed as a public utility facility containing Telus's "central office" (space for a critical telecommunications facility). The subject enquiry proposes the following:

- Reduction of the central office building footprint including modernization of the facility's infrastructure and equipment;
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Staff Advice

The site is within the “Broadway/Arbutus South – Area D” (KBAD – Policy 8.8) of the *Broadway Plan* (“*Plan*”). At this location, the *Plan* allows consideration of secured-market rental housing or strata housing. A maximum height of 20 storeys and an FSR of 6.5 can be considered. For market rental proposals, which is proposed, a minimum 20% of the residential floor area is required to be secured at below-market rents.

The proposal generally complies with the *Plan* regarding tower height, minimum frontage for consideration as a tower, and tower floor plate size. The proposal exceeds the maximum density of 6.5 FSR and the maximum anticipated podium height of four storeys. However, staff may consider a relaxation to the podium height subject to further review. The proposal also creates new shadows onto the St. John’s School yards and playgrounds during school hours. Advice included in Appendix A will help address these form of development issues and assist in making best efforts to minimize shadowing.

While the *Plan* establishes a maximum FSR of 6.5 for residential use, there is flexibility on the FSR given the retention of the existing utility use at 0.45 FSR. While commercial is required at this location, staff would consider this utility use in lieu of commercial. Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for at-grade utility use. Staff also support a floor area exclusion for the below-grade utility use at 0.3 FSR. As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining 0.3 FSR is excluded for the below-grade utility use.

Insufficient information is provided to confirm compliance with tower separation requirements. The proposal generally meets the emergent industry standards for minimum floor area for outdoor and indoor amenities. Additional design exploration is strongly encouraged to meet emergent industry standards for minimum dwelling unit sizes.

Following review of the proposal, a larger exterior side yard setback is required per section 11.6.10 of the *Plan*. Further, given the existing mature street trees along West 10th Avenue that may potentially conflict with the proposed development and proposed residential uses at grade, staff strongly recommend a greater below-grade and above-grade front yard setback.

To support predictability and fairness for all proponents, relaxations to policies governing form of development will be reserved only for applications that provide an important public benefit or otherwise contribute to City objectives better than a fully compliant development, unless otherwise stipulated in the Form of Development assessment in Appendix A.

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Submission of a rezoning enquiry will not secure a tower allowance. After a rezoning application has been submitted and accepted, the applicant must demonstrate continuous and reasonable progress on their application to maintain their tower position. Currently, there is a tower allowance for your proposal; however, staff cannot guarantee that a tower allowance will be available for your site in the future as new rezoning applications may be received. To check for current availability of remaining tower allowances, please email broadwayplan@vancouver.ca.

The *Community Amenity Contributions (CAC) Policy for Rezoning* policy applies to your project. Sites in this area are currently subject to a negotiated approach to determine the CAC.

Given the proposed housing tenure mix of this project, it has been determined through economic testing that the City will not seek additional CACs at this time beyond the below-market rental housing requirement. As such, applicants will not be required to submit a pro-forma with their rezoning application for CAC review. Please note, this direction is subject to periodic review and may change over time depending on future economic testing.

Rezoning Application Fee

The 2024 rezoning application fee to create a new CD-1 District on a site of this size, at this location, is \$92,240 given the site area of 2,323 sq. m (25,005 sq. ft.), per Schedule 2, Section 3(c) of the Zoning and Development Fee By-law. To initiate an amendment to Schedule B of the Sign By-law, assigning a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning, is \$1,179.

Next Steps

The length of a rezoning process varies depending on a number of factors. Conditions and submission requirements are provided in Appendix A.

City policies are subject to change over time. This letter does not guarantee that the advice contained within will not change. If you respond after six to eight months from the date of this letter, please contact your rezoning planner to confirm whether advice has changed.

Staff look forward to working with you on this project. Please do not hesitate to contact me if you have questions regarding the staff advice.

Sincerely

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

Daniel Feeney
Rezoning Planner

tel: 604-326-4868

email: daniel.feeney2@vancouver.ca

cc: Thien Phan, Senior Planner, Rezoning Centre

APPENDIX A – Detailed Staff Advice

Note that the advice found below may result in a reduction in height, unit count and commensurate density; however, staff will work with you to maximize potential floor area wherever appropriate. The staff advice found below is ordered chronologically to clarify requirements which are to be met prior to a rezoning application, which are to be included with a rezoning application submission, and which are required at a later stage in the permitting process.

1. TO BE INCLUDED WITH REZONING APPLICATION SUBMISSION

Form of Development

- **Height, Density and Massing**

- The proposal complies with sections of the *Plan* governing tower height, minimum site frontage of 36.6 m (120 ft.) required for consideration as a tower development, and tower floor plate size.
- To accommodate a rooftop indoor residential amenity with contiguous outdoor amenity space, a maximum of one additional partial storey may be considered. Note that support for an additional partial storey is contingent upon the shadow impact.
- While the Plan establishes a maximum FSR of 6.5 for residential use, there is flexibility on the FSR given the retention of the existing utility use at 0.45 FSR.
- While commercial is required at this location, staff would consider this utility use in lieu of commercial.
- Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for at-grade utility use. Staff also support a floor area exclusion for the below-grade utility use at 0.3 FSR. As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining 0.3 FSR is excluded for the below-grade utility use.
- The proposal exceeds the policy maximum for a podium height of four storeys. Relaxations may be considered subject to other urban design performance considerations including solar access policies.
- The tower massing introduces shadowing onto the St. John's School yards and playgrounds. As per the *Plan's* solar access policy, new buildings should minimize shadow impacts on independent school yards, particularly during school hours. Staff strongly recommend the following design development to improve solar access on the St. John's School property:
 - Reorient the tower massing from west-east to north-south direction along with other urban design strategies. Also refer to the Tower Separation section below.
 - Shape and reduce the upper tower massing and the tower crown.
- Staff note the co-op building to the west contains units with windows facing the shared property line. Special consideration should ensure the design of the interfacing façade responds to privacy, overlook and livability considerations for these neighbouring residents.

- **Tower Separation**

- In the majority of cases, a minimum tower separation of 24.4 m (80 ft.) is expected to be accommodated equitably between the proposed development and any future and existing neighbouring tower development, for which a site is to provide a minimum 12.2 m (40 ft.) measured to the centreline of the lane for levels above six storeys.
- Having reviewed the immediate context, the adjacent seven-storey strata residential building to the south at 2228 Marstrand Avenue forms part of a large multi-building CD-1 development constructed in 1998. Given the age of the neighbouring building at Marstrand Avenue and its strata-titled tenure, this site is unlikely to be redeveloped as a tower in the near future without a subsequent text amendment. Relaxation to the standard tower separation requirements may be considered to support a tower form that better minimizes impacts to solar access onto the St. John's School yards and playgrounds.
- For Staff to review the minimum tower separation requirements of 24.4 m (80 ft.), a dimensioned block study demonstrating that towers may be accommodated on a future redevelopment of the adjacent context with compliant tower separations is required with the rezoning application.

- **Pedestrian Realm Interface and Placemaking**

- The proposed pedestrian realm interface will contribute to the evolving character of the urban context particularly to the Arbutus Greenway Park, located directly to the south. Further design development should be undertaken to address the following:
 - Compliance with exterior side yard setback requirements with landscape design strategies that enhances the relationship of the semi-private outdoor space with the adjacent park space is sought. Refer to Site Design section below.
 - Building facades and public realm interface fronting onto three streets should demonstrate neighbourhood fit and human scale with north and east as the primary interface. All building and site design elements must contribute to active pedestrian realm and round-the-clock safety and comfort for pedestrians and building occupants.
 - The building articulation should successfully contribute to both the streetscape and the skyline viewed from all vistas.

- **Site Design**

- The proposal provides an exterior side yard setback of approximately 1.3 m (4 ft.). As the proposed ground level uses are residential and amenities oriented to the street, a 3.6 m (12 ft.) exterior side yard setback is required per section 11.6.10 of the *Plan* to support livable housing and to provide proper separation from the pedestrian realm along Yew Street. To maintain a strong physical and visual connection to the adjacent park space, this setback should extend the full height of the building, not including the below-grade parkade levels. Please also refer to Landscape comments.
- To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) exterior side yard setback to include the below-grade parkade structure is encouraged.

- As the proposal provides residential uses at grade rather than retail/service uses as anticipated for mixed-use areas in the *Plan*, a minimum front yard setback of 3.6 m (12 ft.) extending the full height of the building is strongly recommended to provide the anticipated semi-private residential outdoor space consistent with the off-arterial residential areas in the *Plan*.
- To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) front yard setbacks to include the below-grade parkade structure is strongly recommended. Please also refer to Landscape comments.
- **Residential Dwelling Units**
 - Dwelling units are recommended to have a net floor area of no less than 37.0 sq. m (398 sq. ft.) for studios, 46.5 sq. m (500 sq. ft.) for one bedroom, 70 sq. m (753 sq. ft.) for two bedroom, and 90 sq. m (970 sq. ft.) for three-plus bedroom to meet minimum standards of livability.
 - Dwelling units should be designed first and foremost in the interest of the occupants, and should foster a sense of stability and encourage long-term tenancy.
- **Residential Amenity Areas (Outdoor)**
 - Common outdoor amenities should be located throughout the development site, particularly at locations with good solar access and prominent views.
 - Accommodations should be made for robust plantings that provide shade, acoustic buffering and visual appeal at all outdoor amenity areas.
 - A variety of outdoor activities to suit a range of age groups is encouraged. Outdoor amenities may include:
 - Sports equipment like basketball hoops, hockey nets and ping-pong tables;
 - Outdoor kitchens and dining areas;
 - Hobby gardening and urban agriculture beds;
 - Children's play structures; and/or,
 - Sunbathing and picnic areas.
- **Residential Amenity Areas (Indoor)**
 - Indoor amenities should be designed to give residents of all ages access to a variety of activities that may be difficult to do in apartment homes, and creativity is encouraged. Indoor amenities may include:
 - Acoustically controlled music rooms for residents to play instruments without disturbing their neighbours;
 - Multipurpose rooms for hosting larger functions and parties;
 - Flexible workspaces with small meeting rooms to support working at home;
 - Dog washing rooms with hose bibs and floor drains; and/or,
 - Workshops with a tool library.

- **Shadows**

- Shadow impacts on St. John's School yards and playgrounds should be minimized. The City strongly encourages an engagement strategy with St. John School as part of the application review and approval process. This engagement may include applicant-led meetings and/or workshops with school administration, students, parents and City staff. A letter of support from the school administration may be required as part of the rezoning application approval process. Refer to the Height, Density and Massing section above.
- To assist staff, the forthcoming application should include a school program schedule including recesses, lunch breaks and other times when the yards and playgrounds will be occupied during the school days.
- Detailed shadow analysis is to be included with the rezoning application that demonstrates that shadow impacts on the St. John's School yards and playgrounds are minimized, with the following technical considerations:
 - Accurately show the existing school yards and playgrounds of St. John's School located on the ground level and the rooftop.
 - Apply correct daylight savings into all shadow studies for detailed shadow assessment review. Shadow study models are expected to be correctly geolocated and oriented on the cardinal axis, and that the UTC is accurately set for the time of year shown: UTC -8 between September 22 and March 20, and UTC -7 between March 20 and September 22. Surrounding topography is expected to be accurately modelled.

- **Sustainable Design**

- All non-habitable roof surfaces should be designed as green roofs to provide for passive rainwater management and to mitigate the urban heat island effect.

- **Civic Agencies**

- At the discretion of the Director of Planning, the proposal may be subject to review by the Urban Design Panel over the course of the rezoning application approvals process.

Landscape Design

- The provision of an increased setback along West 10th Avenue will reduce City street tree impacts, subject to further analysis. Along West 10th Avenue, a larger front yard and below-grade setback is strongly recommended to support the retention of street tree roots (also refer to the Form of Development assessment). Please review Section 11.6.11 of the Plan for detailed guidance.
- There are three high-value elm street trees along West 10th Avenue that are in potential conflict with the proposed development. To mitigate this conflict, further analysis is needed by the design team, arborist, and Park Board to ensure that the trees are retained within acceptable tolerances. The arborist report states the roots are likely constrained. It is also a possibility that in the absence of a subgrade root barrier, the street tree roots may have spread and established under the surface of the existing parking lot.

An excavation at the property line will likely result in a degree of root loss that may or may not be within acceptable tolerance. Additionally, the arborist report does not comment on any impacts to the elm tree canopies.

- There are four trees on City property along the south edge, which conflict with the building and are proposed for removal. Any conflicts with City-owned trees, tree roots, and canopy impacts are to be clarified at time of rezoning application, including a mitigation response, for which Park Board will be informed during the review process.
- The front yard, at-grade treatment should avoid excessive hardscaping and elements that require excavated ground disturbance while promoting low impact solutions and planting in native soils and street tree root protection. Analysis is necessary to explore the feasibility of retaining the Elm Street trees in coordination with an arborist, engineer, and architect.
- To support livable housing and provide proper separation from the pedestrian realm along Yew Street, the treatment of the residential setback along Yew Street should be visually permeable as an extension of the public realm. The at grade landscape should include patios, layered planting, trees and demarcation of private property. (Also refer to the Form of Development assessment.)
- A complete site plan and updated architectural drawings are required for further review by Landscape staff at the time of the rezoning application and should demonstrate the following:
 - Comprehensive exploration and review of a form of development and site design that includes the retention of off-site and City trees;
 - Accommodations for new mature tree growth;
 - Landscape and green roof elements at rooftops;
 - Details for the programming intent for outdoor amenity spaces;
- A revised arborist report with a finalized removal/retention strategy coordinated with the site plan is required. Arborist should coordinate with the Park Board Urban Forestry to obtain direction on further steps for street tree analysis, such as Level 2 and 3 tree assessment.
- Design development is needed to the grade landscape treatment at the north, east, and south perimeter to ensure a fit with the existing context while allowing space to expand the public realm visual field onto private property.

Housing

- The proposal must include a minimum of 35% family units, including a minimum of 10% three-bedroom units, and a minimum of 25% two-bedroom units, met separately in both the market and below-market rental units.
- All new below-market rental housing is required to meet the affordability criteria and other requirements outlined in *Broadway Plan* policies 12.2.15 to 12.2.18, including the starting rents by unit type do not exceed a rate that is 20% less than the City-wide average rents as published annually by Canada Mortgage and Housing Corporation.

The proposal must incorporate the *High-Density Housing for Families with Children Guidelines* (<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>), including but not limited to:

- A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for all units;
 - A private open space for each unit with a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide;
 - Outdoor amenity area suitable in size to the scale of the project, to include areas suitable for a range of children's play activities and urban agriculture, and situated to maximize sunlight access; and
 - Indoor amenity suitable in size to the scale of the project, including a kitchenette and accessible washroom, with direct access to the outdoor amenity area where possible.
- If seeking the DCL waiver, please ensure that the average unit size per unit type is less than the maximums set in the *Rental Incentive Programs Bulletin*. A copy of the DCL Waiver Request Form should be submitted at rezoning application stage.
 - The rental tenure must be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sale covenants).

Sustainability

- The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building measures detailed in the policy.

Engineering

Utility Upgrades

At this time, the following information is known regarding sewer servicing and upgrading requirements:

- Site is serviced by a 250 mm combined sewer along West 10th Avenue by combined sewer lateral. Applicant to remove and abandon the existing combined sewer lateral as per City's specifications and provide separate sanitary and storm service connections to sewer mains on West 10th Avenue.
- The available capacity of the sewer is unknown and would require modelling exercise.
- Further analysis is required to determine if sewer capacity is sufficient to service the development. A sewer upgrade may be required, this will be evaluated in more detail during the rezoning application process and is subject to change.
- Staff strongly encourage retaining a civil consultant early on in the process to help estimate any potential off-site sewer upgrades.
- Local service upgrade, i.e. along the site frontage, may be required if the proposed water service connections are larger than the water main servicing the site.

Further, local and/or off-site water upgrades may be required depending on site specific water demands (see “Domestic Water Demands and Fire Flows” section below).

- Off-site upgrades, beyond local servicing, may be eligible for Utilities DCL funding and included on the City-Wide Utilities DCL project list. Once an upgrade is on the DCL project list, it may be eligible for reimbursement through a Front-End Agreement, subject to the City’s review.

Groundwater Management

- Prior to construction dewatering, the Province requires authorization for groundwater use. The Province’s processing times are at least 140 days, so early application is recommended. Applications can be completed at <http://www.frontcounterbc.gov.bc.ca/Start/ground-water/>, and questions should be directed through FrontCounterBC. The informational bulletin pertaining to the Provincial requirements can be obtained by contacting Utilities.Servicing@vancouver.ca.

Rainwater Management

- All rezoning projects will be required to comply with the rainwater management requirements of Vancouver Building By-law Book II, Division B, Article 2.4.2.5. <https://vancouver.ca/home-property-development/rainwater-management.aspx>

Domestic Water Demands and Fire Flows

- All submissions must provide water demand calculations (average day and peak hour domestic water demands), fire flow calculations (per Fire Underwriter’s Survey document, Water Supply for Public Fire Protection), and building sprinkler demands (based on NFPA 13/14).
- A civil or mechanical engineer typically provides these calculations, which will enable the City to determine the adequacy of the water system to supply flows for the development. Please provide a summary of the assumptions and calculations made to determine the water demands, required fire flow, and building sprinkler demands, sealed by a qualified Engineer.

Parking, Traffic, Loading and Circulation

- The following is to be included at the time of application submission:
 - Off-street vehicle parking, loading, bicycle parking, and passenger loading spaces, per the Parking By-law the Parking By-law Design Supplement.
 - Note to Applicant: Amendments to the Parking By-law and Parking By-law Design Supplement approved by Council on November 15, 2023, came into effect on January 1, 2024 and apply to all development permits received after this date.
- [Transportation Demand Management \(TDM\)](#) plans are required for Broadway Plan developments. TDM submissions are required at development permit stage. However, stating the intent to use a TDM Plan to reduce parking requirements (if optional) and/or the intended TDM Plan ([A](#), [B](#), [C](#), or [D](#)) with the rezoning application is recommended.

Note that TDM reductions are not applicable to accessible spaces, visitor parking, loading, bike spaces, passenger loading, or childcare spaces.

Other Requirements

- The City is implementing external sanitary and storm sewer capacity assessments for City identified areas within the *Broadway Plan* area. This site may be selected to conduct a developer-funded report to evaluate the sewer capacities and possible upgrading requirements of the City's sewer network, sealed by a Professional and to the satisfaction of the City Engineer. If selected, more information will be provided at the time of rezoning application.
- This site may be required to implement certain public realm green rainwater infrastructure and sewer system improvements (combined sewer separation, or sanitary or storm sewer upgrades) as a condition of rezoning. Upgrades will be determined through the rezoning process and will generally align with *Plan* and One Water Strategy.
- Rainwater management requirements may change over time. Refer to <https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-one-water-strategy.pdf>.
- Make arrangements for consolidation of Lots 7 to 10, Block 363, District Lot 526, Plan 2300.
- A charge summary of all non-financial charges on titles will be required to determine any implications for the proposed development.

Public Art

- The *Public Art Policy and Procedures for Rezoned Developments* applies to this proposal.
- The *Plan* includes a direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is identifying opportunities to advance these goals. See Chapter 17, particularly Section 17.6.
- Contact public art staff at publicart@vancouver.ca prior to submitting an application. See <http://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>.

2. NOTES FOR FUTURE DEVELOPMENT STAGES

Engineering

- Please provide the following off-site improvements:
 - Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
 - Funding and/or delivery of off-site improvements (including but not limited to neighbourhood traffic calming, signal upgrades, etc.) are determined during review of the full application.

Development Cost Levies

- The City-wide Utilities DCL applies to new developments on a square foot basis and is in addition to the City-wide DCL. See the DCL Bulletin for current rates: <https://vancouver.ca/files/cov/development-cost-levies-bulletin.pdf>.

May 14, 2024

Chi Chi Cai
Pooni Group
200 – 1055 West Hastings Street
Vancouver, BC V6E 2E9

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The *Broadway Plan* contains limits on the number of new towers in several areas. For details on how these policies may impact your site, please see the relevant land use policy area section of the *Plan*, as indicated in this letter. Where limits on the number of new towers apply, a full and complete rezoning application that is compliant with the *Plan*’s policies must be submitted and accepted by staff to secure a tower allowance.

Submission of a rezoning enquiry will not secure a tower allowance. After a rezoning application has been submitted and accepted, the applicant must demonstrate continuous and reasonable progress on their application to maintain their tower position. Currently, there is a tower allowance for your proposal; however, staff cannot guarantee that a tower allowance will be available for your site in the future as new rezoning applications may be received. To check for current availability of remaining tower allowances, please email broadwayplan@vancouver.ca.

The *Community Amenity Contributions (CAC) Policy for Rezoning* policy applies to your project. Sites in this area are currently subject to a negotiated approach to determine the CAC.

Given the proposed housing tenure mix of this project, it has been determined through economic testing that the City will not seek additional CACs at this time beyond the below-market rental housing requirement. As such, applicants will not be required to submit a pro-forma with their rezoning application for CAC review. Please note, this direction is subject to periodic review and may change over time depending on future economic testing.

Rezoning Application Fee

The 2024 rezoning application fee to create a new CD-1 District on a site of this size, at this location, is \$92,240 given the site area of 2,323 sq. m (25,005 sq. ft.), per Schedule 2, Section 3(c) of the Zoning and Development Fee By-law. To initiate an amendment to Schedule B of the Sign By-law, assigning a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning, is \$1,179.

Next Steps

The length of a rezoning process varies depending on a number of factors. Conditions and submission requirements are provided in Appendix A.

City policies are subject to change over time. This letter does not guarantee that the advice contained within will not change. If you respond after six to eight months from the date of this letter, please contact your rezoning planner to confirm whether advice has changed.

Staff look forward to working with you on this project. Please do not hesitate to contact me if you have questions regarding the staff advice.

Sincerely

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

Daniel Feeney
Rezoning Planner

tel: 604-326-4868

email: daniel.feeney2@vancouver.ca

cc: Thien Phan, Senior Planner, Rezoning Centre

APPENDIX A – Detailed Staff Advice

Note that the advice found below may result in a reduction in height, unit count and commensurate density; however, staff will work with you to maximize potential floor area wherever appropriate. The staff advice found below is ordered chronologically to clarify requirements which are to be met prior to a rezoning application, which are to be included with a rezoning application submission, and which are required at a later stage in the permitting process.

1. TO BE INCLUDED WITH REZONING APPLICATION SUBMISSION

Form of Development

- **Height, Density and Massing**

- The proposal complies with sections of the *Plan* governing tower height, minimum site frontage of 36.6 m (120 ft.) required for consideration as a tower development, and tower floor plate size.
- To accommodate a rooftop indoor residential amenity with contiguous outdoor amenity space, a maximum of one additional partial storey may be considered. Note that support for an additional partial storey is contingent upon the shadow impact.
- While the Plan establishes a maximum FSR of 6.5 for residential use, there is flexibility on the FSR given the retention of the existing utility use at 0.45 FSR.
- While commercial is required at this location, staff would consider this utility use in lieu of commercial.
- Staff support a maximum residential density of 6.5 FSR, plus 0.15 FSR for at-grade utility use. Staff also support a floor area exclusion for the below-grade utility use at 0.3 FSR. As such, the maximum FSR is 6.65 for above-grade residential and utility use, while the remaining 0.3 FSR is excluded for the below-grade utility use.
- The proposal exceeds the policy maximum for a podium height of four storeys. Relaxations may be considered subject to other urban design performance considerations including solar access policies.
- The tower massing introduces shadowing onto the St. John's School yards and playgrounds. As per the *Plan's* solar access policy, new buildings should minimize shadow impacts on independent school yards, particularly during school hours. Staff strongly recommend the following design development to improve solar access on the St. John's School property:
 - Reorient the tower massing from west-east to north-south direction along with other urban design strategies. Also refer to the Tower Separation section below.
 - Shape and reduce the upper tower massing and the tower crown.
- Staff note the co-op building to the west contains units with windows facing the shared property line. Special consideration should ensure the design of the interfacing façade responds to privacy, overlook and livability considerations for these neighbouring residents.

- **Tower Separation**

- In the majority of cases, a minimum tower separation of 24.4 m (80 ft.) is expected to be accommodated equitably between the proposed development and any future and existing neighbouring tower development, for which a site is to provide a minimum 12.2 m (40 ft.) measured to the centreline of the lane for levels above six storeys.
- Having reviewed the immediate context, the adjacent seven-storey strata residential building to the south at 2228 Marstrand Avenue forms part of a large multi-building CD-1 development constructed in 1998. Given the age of the neighbouring building at Marstrand Avenue and its strata-titled tenure, this site is unlikely to be redeveloped as a tower in the near future without a subsequent text amendment. Relaxation to the standard tower separation requirements may be considered to support a tower form that better minimizes impacts to solar access onto the St. John's School yards and playgrounds.
- For Staff to review the minimum tower separation requirements of 24.4 m (80 ft.), a dimensioned block study demonstrating that towers may be accommodated on a future redevelopment of the adjacent context with compliant tower separations is required with the rezoning application.

- **Pedestrian Realm Interface and Placemaking**

- The proposed pedestrian realm interface will contribute to the evolving character of the urban context particularly to the Arbutus Greenway Park, located directly to the south. Further design development should be undertaken to address the following:
 - Compliance with exterior side yard setback requirements with landscape design strategies that enhances the relationship of the semi-private outdoor space with the adjacent park space is sought. Refer to Site Design section below.
 - Building facades and public realm interface fronting onto three streets should demonstrate neighbourhood fit and human scale with north and east as the primary interface. All building and site design elements must contribute to active pedestrian realm and round-the-clock safety and comfort for pedestrians and building occupants.
 - The building articulation should successfully contribute to both the streetscape and the skyline viewed from all vistas.

- **Site Design**

- The proposal provides an exterior side yard setback of approximately 1.3 m (4 ft.). As the proposed ground level uses are residential and amenities oriented to the street, a 3.6 m (12 ft.) exterior side yard setback is required per section 11.6.10 of the *Plan* to support livable housing and to provide proper separation from the pedestrian realm along Yew Street. To maintain a strong physical and visual connection to the adjacent park space, this setback should extend the full height of the building, not including the below-grade parkade levels. Please also refer to Landscape comments.
- To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) exterior side yard setback to include the below-grade parkade structure is encouraged.

- As the proposal provides residential uses at grade rather than retail/service uses as anticipated for mixed-use areas in the *Plan*, a minimum front yard setback of 3.6 m (12 ft.) extending the full height of the building is strongly recommended to provide the anticipated semi-private residential outdoor space consistent with the off-arterial residential areas in the *Plan*.
- To support mature tree retention and passive rainwater management, extending all or part of the 3.6 m (12 ft.) front yard setbacks to include the below-grade parkade structure is strongly recommended. Please also refer to Landscape comments.
- **Residential Dwelling Units**
 - Dwelling units are recommended to have a net floor area of no less than 37.0 sq. m (398 sq. ft.) for studios, 46.5 sq. m (500 sq. ft.) for one bedroom, 70 sq. m (753 sq. ft.) for two bedroom, and 90 sq. m (970 sq. ft.) for three-plus bedroom to meet minimum standards of livability.
 - Dwelling units should be designed first and foremost in the interest of the occupants, and should foster a sense of stability and encourage long-term tenancy.
- **Residential Amenity Areas (Outdoor)**
 - Common outdoor amenities should be located throughout the development site, particularly at locations with good solar access and prominent views.
 - Accommodations should be made for robust plantings that provide shade, acoustic buffering and visual appeal at all outdoor amenity areas.
 - A variety of outdoor activities to suit a range of age groups is encouraged. Outdoor amenities may include:
 - Sports equipment like basketball hoops, hockey nets and ping-pong tables;
 - Outdoor kitchens and dining areas;
 - Hobby gardening and urban agriculture beds;
 - Children's play structures; and/or,
 - Sunbathing and picnic areas.
- **Residential Amenity Areas (Indoor)**
 - Indoor amenities should be designed to give residents of all ages access to a variety of activities that may be difficult to do in apartment homes, and creativity is encouraged. Indoor amenities may include:
 - Acoustically controlled music rooms for residents to play instruments without disturbing their neighbours;
 - Multipurpose rooms for hosting larger functions and parties;
 - Flexible workspaces with small meeting rooms to support working at home;
 - Dog washing rooms with hose bibs and floor drains; and/or,
 - Workshops with a tool library.

- **Shadows**

- Shadow impacts on St. John's School yards and playgrounds should be minimized. The City strongly encourages an engagement strategy with St. John School as part of the application review and approval process. This engagement may include applicant-led meetings and/or workshops with school administration, students, parents and City staff. A letter of support from the school administration may be required as part of the rezoning application approval process. Refer to the Height, Density and Massing section above.
- To assist staff, the forthcoming application should include a school program schedule including recesses, lunch breaks and other times when the yards and playgrounds will be occupied during the school days.
- Detailed shadow analysis is to be included with the rezoning application that demonstrates that shadow impacts on the St. John's School yards and playgrounds are minimized, with the following technical considerations:
 - Accurately show the existing school yards and playgrounds of St. John's School located on the ground level and the rooftop.
 - Apply correct daylight savings into all shadow studies for detailed shadow assessment review. Shadow study models are expected to be correctly geolocated and oriented on the cardinal axis, and that the UTC is accurately set for the time of year shown: UTC -8 between September 22 and March 20, and UTC -7 between March 20 and September 22. Surrounding topography is expected to be accurately modelled.

- **Sustainable Design**

- All non-habitable roof surfaces should be designed as green roofs to provide for passive rainwater management and to mitigate the urban heat island effect.

- **Civic Agencies**

- At the discretion of the Director of Planning, the proposal may be subject to review by the Urban Design Panel over the course of the rezoning application approvals process.

Landscape Design

- The provision of an increased setback along West 10th Avenue will reduce City street tree impacts, subject to further analysis. Along West 10th Avenue, a larger front yard and below-grade setback is strongly recommended to support the retention of street tree roots (also refer to the Form of Development assessment). Please review Section 11.6.11 of the Plan for detailed guidance.
- There are three high-value elm street trees along West 10th Avenue that are in potential conflict with the proposed development. To mitigate this conflict, further analysis is needed by the design team, arborist, and Park Board to ensure that the trees are retained within acceptable tolerances. The arborist report states the roots are likely constrained. It is also a possibility that in the absence of a subgrade root barrier, the street tree roots may have spread and established under the surface of the existing parking lot.

An excavation at the property line will likely result in a degree of root loss that may or may not be within acceptable tolerance. Additionally, the arborist report does not comment on any impacts to the elm tree canopies.

- There are four trees on City property along the south edge, which conflict with the building and are proposed for removal. Any conflicts with City-owned trees, tree roots, and canopy impacts are to be clarified at time of rezoning application, including a mitigation response, for which Park Board will be informed during the review process.
- The front yard, at-grade treatment should avoid excessive hardscaping and elements that require excavated ground disturbance while promoting low impact solutions and planting in native soils and street tree root protection. Analysis is necessary to explore the feasibility of retaining the Elm Street trees in coordination with an arborist, engineer, and architect.
- To support livable housing and provide proper separation from the pedestrian realm along Yew Street, the treatment of the residential setback along Yew Street should be visually permeable as an extension of the public realm. The at grade landscape should include patios, layered planting, trees and demarcation of private property. (Also refer to the Form of Development assessment.)
- A complete site plan and updated architectural drawings are required for further review by Landscape staff at the time of the rezoning application and should demonstrate the following:
 - Comprehensive exploration and review of a form of development and site design that includes the retention of off-site and City trees;
 - Accommodations for new mature tree growth;
 - Landscape and green roof elements at rooftops;
 - Details for the programming intent for outdoor amenity spaces;
- A revised arborist report with a finalized removal/retention strategy coordinated with the site plan is required. Arborist should coordinate with the Park Board Urban Forestry to obtain direction on further steps for street tree analysis, such as Level 2 and 3 tree assessment.
- Design development is needed to the grade landscape treatment at the north, east, and south perimeter to ensure a fit with the existing context while allowing space to expand the public realm visual field onto private property.

Housing

- The proposal must include a minimum of 35% family units, including a minimum of 10% three-bedroom units, and a minimum of 25% two-bedroom units, met separately in both the market and below-market rental units.
- All new below-market rental housing is required to meet the affordability criteria and other requirements outlined in *Broadway Plan* policies 12.2.15 to 12.2.18, including the starting rents by unit type do not exceed a rate that is 20% less than the City-wide average rents as published annually by Canada Mortgage and Housing Corporation.

The proposal must incorporate the *High-Density Housing for Families with Children Guidelines* (<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>), including but not limited to:

- A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for all units;
 - A private open space for each unit with a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide;
 - Outdoor amenity area suitable in size to the scale of the project, to include areas suitable for a range of children's play activities and urban agriculture, and situated to maximize sunlight access; and
 - Indoor amenity suitable in size to the scale of the project, including a kitchenette and accessible washroom, with direct access to the outdoor amenity area where possible.
- If seeking the DCL waiver, please ensure that the average unit size per unit type is less than the maximums set in the *Rental Incentive Programs Bulletin*. A copy of the DCL Waiver Request Form should be submitted at rezoning application stage.
 - The rental tenure must be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sale covenants).

Sustainability

- The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building measures detailed in the policy.

Engineering

Utility Upgrades

At this time, the following information is known regarding sewer servicing and upgrading requirements:

- Site is serviced by a 250 mm combined sewer along West 10th Avenue by combined sewer lateral. Applicant to remove and abandon the existing combined sewer lateral as per City's specifications and provide separate sanitary and storm service connections to sewer mains on West 10th Avenue.
- The available capacity of the sewer is unknown and would require modelling exercise.
- Further analysis is required to determine if sewer capacity is sufficient to service the development. A sewer upgrade may be required, this will be evaluated in more detail during the rezoning application process and is subject to change.
- Staff strongly encourage retaining a civil consultant early on in the process to help estimate any potential off-site sewer upgrades.
- Local service upgrade, i.e. along the site frontage, may be required if the proposed water service connections are larger than the water main servicing the site.

Further, local and/or off-site water upgrades may be required depending on site specific water demands (see “Domestic Water Demands and Fire Flows” section below).

- Off-site upgrades, beyond local servicing, may be eligible for Utilities DCL funding and included on the City-Wide Utilities DCL project list. Once an upgrade is on the DCL project list, it may be eligible for reimbursement through a Front-End Agreement, subject to the City’s review.

Groundwater Management

- Prior to construction dewatering, the Province requires authorization for groundwater use. The Province’s processing times are at least 140 days, so early application is recommended. Applications can be completed at <http://www.frontcounterbc.gov.bc.ca/Start/ground-water/>, and questions should be directed through FrontCounterBC. The informational bulletin pertaining to the Provincial requirements can be obtained by contacting Utilities.Servicing@vancouver.ca.

Rainwater Management

- All rezoning projects will be required to comply with the rainwater management requirements of Vancouver Building By-law Book II, Division B, Article 2.4.2.5. <https://vancouver.ca/home-property-development/rainwater-management.aspx>

Domestic Water Demands and Fire Flows

- All submissions must provide water demand calculations (average day and peak hour domestic water demands), fire flow calculations (per Fire Underwriter’s Survey document, Water Supply for Public Fire Protection), and building sprinkler demands (based on NFPA 13/14).
- A civil or mechanical engineer typically provides these calculations, which will enable the City to determine the adequacy of the water system to supply flows for the development. Please provide a summary of the assumptions and calculations made to determine the water demands, required fire flow, and building sprinkler demands, sealed by a qualified Engineer.

Parking, Traffic, Loading and Circulation

- The following is to be included at the time of application submission:
 - Off-street vehicle parking, loading, bicycle parking, and passenger loading spaces, per the Parking By-law the Parking By-law Design Supplement.
 - Note to Applicant: Amendments to the Parking By-law and Parking By-law Design Supplement approved by Council on November 15, 2023, came into effect on January 1, 2024 and apply to all development permits received after this date.
- [Transportation Demand Management \(TDM\)](#) plans are required for Broadway Plan developments. TDM submissions are required at development permit stage. However, stating the intent to use a TDM Plan to reduce parking requirements (if optional) and/or the intended TDM Plan ([A](#), [B](#), [C](#), or [D](#)) with the rezoning application is recommended.

Note that TDM reductions are not applicable to accessible spaces, visitor parking, loading, bike spaces, passenger loading, or childcare spaces.

Other Requirements

- The City is implementing external sanitary and storm sewer capacity assessments for City identified areas within the *Broadway Plan* area. This site may be selected to conduct a developer-funded report to evaluate the sewer capacities and possible upgrading requirements of the City's sewer network, sealed by a Professional and to the satisfaction of the City Engineer. If selected, more information will be provided at the time of rezoning application.
- This site may be required to implement certain public realm green rainwater infrastructure and sewer system improvements (combined sewer separation, or sanitary or storm sewer upgrades) as a condition of rezoning. Upgrades will be determined through the rezoning process and will generally align with *Plan* and One Water Strategy.
- Rainwater management requirements may change over time. Refer to <https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-one-water-strategy.pdf>.
- Make arrangements for consolidation of Lots 7 to 10, Block 363, District Lot 526, Plan 2300.
- A charge summary of all non-financial charges on titles will be required to determine any implications for the proposed development.

Public Art

- The *Public Art Policy and Procedures for Rezoned Developments* applies to this proposal.
- The *Plan* includes a direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is identifying opportunities to advance these goals. See Chapter 17, particularly Section 17.6.
- Contact public art staff at publicart@vancouver.ca prior to submitting an application. See <http://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>.

2. NOTES FOR FUTURE DEVELOPMENT STAGES

Engineering

- Please provide the following off-site improvements:
 - Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
 - Funding and/or delivery of off-site improvements (including but not limited to neighbourhood traffic calming, signal upgrades, etc.) are determined during review of the full application.

Development Cost Levies

- The City-wide Utilities DCL applies to new developments on a square foot basis and is in addition to the City-wide DCL. See the DCL Bulletin for current rates: <https://vancouver.ca/files/cov/development-cost-levies-bulletin.pdf>.

Phan, Thien

Subject: 2212 W 10th Ave - RZ ENQ - Offsite Improvements
Location: Microsoft Teams Meeting

Start: Thu 3/28/2024 10:00 AM
End: Thu 3/28/2024 10:30 AM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Feeney, Daniel (PDS)
Required Attendees: Semproni, Mike
Optional Attendees: Phan, Thien

Hi Mike,

Thank you for providing your review for the rezoning enquiry at 2212 W 10th.

This site is quite unique. I'm hoping to chat about the sidewalk srw requirement for the site. The applicant walked us through the site and their operations, and there may be some decent rationale for us to look at an alternative solution for off-site improvements along the site's rear lane/street.

Overall, the area of the structure highlighted below needs retain its existing footprint. Happy to chat about this further so you have all the context.



Thank you,

Daniel

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: s.15(1)(l)
Passcod s.15(1)(l)
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+1 604-665-6000, s.15(1)(l) Canada, Vancouver

Phone Conference ID s.15(1)(l)

[Find a local number](#) | [Reset PIN](#)



Personal Information collected via MS365 Teams Mtgs will be used by the City of Vancouver for managing mtg attendance and collaboration under the authority of s.26(c) of FIPPA. Questions may be emailed to the Director, ATIP, privacy@vancouver.ca

[Learn More](#) | [Meeting options](#)

Phan, Thien

Subject: 2212 W 10th Ave - Telus Facility Site Visit
Location: 2212 W 10th Ave (2212 W 10th Ave, Vancouver British Columbia V6K 2H8, Canada)
Start: Thu 3/14/2024 11:00 AM
End: Thu 3/14/2024 1:00 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Feeney, Daniel (PDS)
Required Attendees: Feeney, Daniel (PDS); Phan, Thien; Cha, David; Spaans, Kevin; Linehan, Marie; Mah, Chris
Optional Attendees: Misiak, Andrew; Stroh, Miles

NEW DATE & TIME REQUEST

Can we all make it out to site on the Thursday as opposed to the Friday?

Let me know.

Thank you,

Daniel

Hi Folks,

Pooni, Ledcor, and Telus have kindly offered a tour of their "central office" on West 10th Ave.

This will be a good opportunity to learn about their new infrastructure as well as the site/neighbourhood context.

Please let me know if this date and time works and I'll get back to the applicant.

Cheers,

Daniel

Phan, Thien

Subject: 2212 W 10th Ave - Telus Facility Site Visit
Location: 2212 W 10th Ave (2212 W 10th Ave, Vancouver British Columbia V6K 2H8, Canada)
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Cheers,

Daniel

HOUSING REVIEW: RZ ENQUIRY, BMR/SOCIAL

This document includes the:

- [Project Fact Sheet](#)
- [Housing Review](#)
- [Letter of Response: Housing Comments](#)

Project Fact Sheet

Project Address / Title	2212 w 10 th ave	RZ/DP Application	Rezoning
POSSE#	PS-2024-00001	Submission Stage	RZ enquiry
VanDocs #		Housing Planner	Lani Brunn
Rezoning Planner	Daniel Feeney	Development Planner	
PF/PC		Enabling Policy	Broadway Plan
Proposed Development	RZ Enquiry - CONFIDENTIAL ENQUIRY - BPlan. [2212 W 10th Ave] - under the [Broadway Plan] to allow for the development of a 20 storey multi-family residential building with 235 market rental units (80% market rentals and 20% non-market rentals) and a new telecommunications utility building (Central Office) will be located at the southwestern portion of the site, and constitutes a Utilities and Communications use. An FSR of 6.5 and a building height of 20 storeys are proposed. Current zoning is C-7 Please note: This proposal is fairly unique. The applicant, Telus, currently utilizes this site as one of their "Central Offices." These sites function as utility & communications facilities containing telecommunications infrastructure. Telus are looking to modernize their infrastructure by retrofitting existing facilities with fiberoptic technology. This upgrade will essentially reduce the physical footprint of their existing facilities. Consequently, Telus are seeking to rezone the site to permit secured rental with a secondary utility & communications use.		
Other Relevant Housing Policies and By-laws	• Housing Mix Policy for Rezoning Projects (2016) • DCL By-law		
Relevant Housing Guidelines / Bulletins / other	• Rental Incentives Bulletin (2023) • High Density Housing Families with Children Guidelines		
Tenants on site	TENANT APPROACH n/a – no rental units, TRPP does not apply		

Housing Review

Date of Enquiry Submission	Jan 2, 2024	Document(s) included in review	• RZ booklet • Application Form																																																								
Housing Policies & By-Laws	FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS The proposed mix is as follows: <table><tr><th></th><th colspan="2">Market Rental</th><th colspan="2">Below-Market Rental</th><th colspan="2">Total</th></tr><tr><th>Type</th><th>Units</th><th>%</th><th>Units</th><th>%</th><th>Units</th><th>%</th></tr><tr><td>Studio</td><td></td><td></td><td></td><td></td><td>53</td><td>22.5%</td></tr><tr><td>1-bed</td><td></td><td></td><td></td><td></td><td>94</td><td>40%</td></tr><tr><td>2-bed</td><td></td><td></td><td></td><td></td><td>64</td><td>27%</td></tr><tr><td>3-bed</td><td></td><td></td><td></td><td></td><td>24</td><td>10%</td></tr><tr><td>Total</td><td></td><td></td><td></td><td></td><td>235</td><td>100%</td></tr><tr><td>Family %</td><td></td><td></td><td></td><td></td><td></td><td>37%</td></tr></table> The proposed 37% family units (and mix of 2-bed and 3-bed) is met but it is unconfirmed if the unit mix is met in BOTH market and BMR units. BROADWAY PLAN - The minimum requirements of the Broadway Plan policy; requiring 35% (minimum family units), including a minimum of 10% three-bedroom units and a minimum of 25% two-bedroom units (met across all proposed tenures). BELOW-MARKET RENTAL (BMR)/SOCIAL HOUSING PROJECTS Confirm the proposed BMR/Social housing units is unconfirmed if it meets <i>Broadway Plan</i>, <i>BMR</i> – The Broadway Plan requires 100% of the floor area to be secured rental housing, with 20% of the residential floor area as BMR. Rents in BMR units will be set at a 20% discount to the area’s CMHC average rents by unit type. At unit turnover the rent can be re-indexed to the current citywide average rent less 20%. Although they applicant says 20% of the units are BMR, they do not specify which units. Also, it is required to be 20% of residential floor area, not 20% of units. MINIMUM UNIT SIZE (Zoning and Development By-Law, Section 11.3.1.2) All units meet the Z&D By-Law Minimum Unit size of 398sqft measured from the inside of all outer walls. NOTE: rental units can be relaxed to 320sqft subject to DOP approval and livability).				Market Rental		Below-Market Rental		Total		Type	Units	%	Units	%	Units	%	Studio					53	22.5%	1-bed					94	40%	2-bed					64	27%	3-bed					24	10%	Total					235	100%	Family %						37%
	Market Rental		Below-Market Rental		Total																																																						
Type	Units	%	Units	%	Units	%																																																					
Studio					53	22.5%																																																					
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Total					235	100%																																																					
Family %						37%																																																					
Housing Guidelines	HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES The proposal is encouraged to apply the ‘High-Density Housing for Families with Children Guidelines’, including, but not limited to: a) Bulk storage. Minimum of 2.3sqm (24.7sqft) bulk storage for each family dwelling unit (in the unit or within easy access of the unit). Laundry is not to be included in storage, as it reduces the exclusion and does not meet the intent of the storage bulletin. Housing comments: ☐ Met ☒ Not met/revisions needed Housing planner notes: • Unconfirmed on drawings if any storage inside units • 40 storage areas external to units. - o Level 2 - 20 storage areas (22-30 sq ft) • Levels 3 to 6 - 20 storage units																																																										

	b) Balconies. A private open space (e.g. balcony) for each family unit which is a minimum of 1.8m (5ft11) deep by 2.7m (8ft10) wide. The provision of private open space for each unit in the proposed scheme is encouraged. Housing comments: ☐ Met ☒ Not met/revisions needed Housing planner notes: Unconfirmed on drawings c) Outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project, and situated to maximize sunlight access. Housing comments: ☐ Met ☒ Not met/revisions needed Housing planner notes: Level 7 - rooftop amenity • Size unconfirmed • Not attached to an indoor amenity d) Indoor amenity room, appropriate in size for the scale of the project, to allow for the greatest range of uses, and should be adjacent to the outdoor amenity room and include a kitchenette and accessible washroom. Housing comments: ☐ Met ☒ Not met/revisions needed Housing planner notes: There appears to be 3,759 sq ft of indoor amenity (16 sq ft/unit), however: • Accessible washroom unconfirmed on drawings • Kitchenette unconfirmed on drawings
Existing Rental: RHS ODP & TRPP	RENTAL HOUSING STOCK ODP n/a TENANT RELOCATION AND PROTECTION POLICY (TRPP BWP) n/a – no existing rental units. TRPP does not apply.
Community Amenity Contributions (CACs)	COMMUNITY AMENITY CONTRIBUTIONS As the project is not 'CAC Exempt' per the 'CAC Policy for Rezoning', coordination with Real Estate who will determine whether the project triggers a CAC.
DCL Waiver	DCL WAIVER Project is seeking DCL Waiver: ☒ TBC The project would seek the waiver under Class A (20% BMR at a minimum 10% discount to City-wide CMHC average), and has requested a DCL Waiver as part of the Rezoning Application. The project is eligible for a 100% waiver. Under the new DCL By-law, there is no longer an opportunity under the DCL By-law to seek the waiver at DP stage.
Housing Agreement	HOUSING AGREEMENT The rental and below-market rental tenure must be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sales covenants).

Letter of Response: Housing Comments

HOUSING

- The project must include a minimum of 35% family units, including a minimum of 10% three-bedroom units, and a minimum of 25% two-bedroom units, met separately in both the strata, market and below-market rental units.
- All new below-market rental housing is required to meet the affordability criteria and other requirements outlined in *Broadway Plan* policies 12.2.15 – 12.2.18, of 20% of the residential floor area (not only 20% of the units), including that starting rents by unit type not exceed a rate that is 20% less than the City-wide average rents as published annually by CMHC.
- The project must incorporate the *High-Density Housing for Families with Children Guidelines* (<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>), including but not limited to:
 - A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for all units;
 - A private open space for each unit which is a minimum of 1.8 m (5.9 ft.) deep by 2.7 m (8.9 ft.) wide;
 - Outdoor amenity area suitable in size to the scale of the project, to include areas suitable for a range of children's play activities and urban agriculture, and situated to maximize sunlight access.
 - Indoor amenity suitable in size to the scale of the project, including a kitchenette and accessible washroom, with direct access to the outdoor amenity area where possible.
- If taking the DCL waiver, a copy of the DCL Waiver Request Form should be submitted at Rezoning Application stage.
- The rental and below-market rental tenure must be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sales covenants).

Comments completed by: Lani Brunn, April 17, 2024 ☒ Final: Issued & uploaded to POSSE
