CITY OF VANCOUVER

CITY CLERK'S OFFICE
Access to Information & Privacy Division

File No.: 2026-425

August 19, 2026

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of May 12, 2026 under the ***Freedom of Information and Protection of Privacy Act*** for:

> **The following records of meeting notes, calendar invitations, TEAMS correspondence, emails and attachments sent to, from, or copied to Councillor Peter Meiszner or his office regarding the Marstrand Avenue sidewalk/frontage condition or amendment for RZ-2024-00090 / 2202–2212 West 10th Avenue and 2221 Marstrand Avenue:**
>
> 1. **Records containing any of the following terms: Marstrand, sidewalk, frontage, pedestrian, condition, amendment, TELUS, Regent, Ledcor, 2212 W 10th, 2221 Marstrand, RZ-2024-00090;**
> 2. **Emails, attachments, briefing notes, drafts of amendment language, speaking notes, and any records showing who requested, drafted, reviewed, or briefed Councillor Meiszner on the sidewalk/frontage condition.**
>
> **Date range: January 1, 2026 to March 6, 2026.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.13(1), s.15(1)(l), and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2026-425); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

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

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

Encl. (Response package)

:lg

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
CC: s.22(1)
Date: 2/1/2026 11:24:02 AM
Subject: 2022 2122 W Tenth Ave Kits

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines stu
- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily ve
- Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata,
- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm impr

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.
- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the

- The promise that new development would be sensitive to the existing context of neighbourho

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely

s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 1/30/2026 2:07:40 PM
Subject: 2202-2212 W 10th Development

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines stu
- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily ve
- Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata,
- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm impr

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.
- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the
- The promise that new development would be sensitive to the existing context of neighborhoo

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighborhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely,

s.22(1)

From: s.22(1)
To: "Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
Date: 1/26/2026 9:06:28 PM
Subject: a neighbourhood at risk - please support

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Council,
Regarding TELUS tower proposal at Yew and 10th Avenue. **2202-2212 W 10th Ave rezoning application**: application to rezone from C-7 to CD-1 for 25-storey mixed use rental with a four-storey podium.

Please support the opposition to the above application.

I am a concerned home owner and resident who has lived in s.22(1) s.22(1). I stand for a more livable city. Yes, I agree affordable housing is important to grow a city and its people but careful collaboration with residents should be required for developments that are more than tripling the size of the surrounding buildings.

The Broadway Plan promised to pay attention to the form of the neighbourhoods affected by the plan and promised to respect the livability of the community. I feel deeply saddened that this proposal is turning away from that and from what myself and the community needs to thrive.

The proposal does not respect the form of this unique neighbourhood. In the 1990s Arbutus Walk had a re-development plan too with architects and developers eventually creating an award-winning area of low-rise buildings with communal green space at the center. There were even tours of the neighbourhood, proudly showcasing the design to urban planners. That development process is part of the public record. It resulted in a thriving community of schools, residents, senior living and commercial space. The residents here take pride in where they live.

Imagine now the 25-storey residential tower proposed at 2022-2212 West 10th Avenue. It would sit in stark contrast to the adjacent low-rise four to seven storey buildings, casting a shadow over the precious green space where that community works and plays and gathers and creating pedestrian and traffic chaos. I am appealing to Council's social responsibility to maintain the form of this community as per its original vision versus the cashing out mentality.

Critical Safety and Infrastructure risks:

s.22(1) [redacted]

s.22(1) [redacted] Half the week Marstrand Avenue is congested when the garbage is to be collected. It is a chaotic mix of parents travelling through to drop off or pick up their kids from the two adjacent schools and a mix of regular residential traffic flow. The proposed development wants to use Marstrand Avenue as an entry point to their parkade. This roadway cannot support this additional traffic use.

A 25-storey tower would:

-Increase traffic volume and congestion around an existing problematic traffic flow including a one way street AND bike lane. Estimates suggested 300 more cars per day. There is no available street parking around this proposed site.

-Impose and detract from the green space. Arbutus Walk is the perfect balance of residential and green space. People need places to enjoy being outside to see the sky and soak up nature and connect with each other, indeed our very quality of life depends on these functional spaces. The imposition of this proposed TELUS tower interrupts the carefully planned form and function of the Arbutus Walk neighbourhood casting a literal long shadow across the communal green space and across St Johns school where kids use their roof as a play area. The proposed construction puts mature trees at risk of removal.

-Compromise safety. The nearby Seniors residence, the school children and the bicyclists are the vulnerable users and residents of this complicated block between Vine and Yew Street. Marstrand Avenue offers no relief from the constrained traffic flow patterns because it is uniquely narrow and is often obstructed. This traffic pressure is the perfect storm for vehicle and pedestrian accidents. I invite you to visit Marstrand Avenue from Monday to Wednesday at pick up and drop off School time. You will understand immediately.

PRESS PAUSE. We must insist on some quality assurance to make sure high-rise towers will solve the affordability crisis. There are high rise towers already completed that are half empty and unaffordable still. Why is this? Why are we not making sure this business model for affordability works BEFORE building more towers.

Take for example, 2538 Birch Street. That application proposed to the community a 16-storey building then rezoned to 27-storeys. That plan has now been changed AGAIN to 28 storeys with the removal of market rental housing in favour of "Temporary Accommodation for Medical Care". The residents have lost trust in the rezoning process as a result of this tone-deaf flip flopping.

Back to 2202-2212 W 10th Ave. There are signs that the development application has been poorly executed. At the information session held on November 6th 2025, the teams

admitted there was no traffic analysis around the proposed site. **There was no analysis of how this very unique block interacts with the cycle lane, a one-way street, two adjacent schools and Marstrand Avenue which the city would like to treat as a lane despite the fact it's a private street. Just 200m away another proposed 25-storey building has already been granted permission and will spill more traffic onto this one-way bike street.**

Please exercise your oversight role and request a cumulative block impact analysis and a true safety/livability study before considering the project.

Please support this community by blocking the development of this rezoning proposal. Please remember these towering buildings are not removable. Their need must be proven to be beneficial for everyone through thoughtful, careful analysis. This proposal is in opposition to what myself and the residents want. It is not thorough or in keeping with the original Arbutus Walk plan or the Broadway Plan to preserve the original 'form' of the community. Please preserve the livability of this precious neighbourhood.

s.22(1)

From: "Kennett, Bonnie" <bonnie.kennett@vancouver.ca>
To: "Council Meeting Amendments - DL" s.15(1)(l) @vancouver.ca>
Date: 2/17/2026 9:01:55 PM
Subject: Additional Correspondence - Item 4 - Public Hearing - Feb 17, 2026
Attachments: phea4 opposed.pdf

---

4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca <mailto:bonnie.kennett@vancouver.ca>
604.873.7269

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x?m??k??y??m (Musqueam Indian Band), S?wx_wú7mesh Úxwumixw (Squamish Nation), and s?ilw?ta? (Tsleil-Waututh Nation).

Pronouns: she/her/hers

Case Summary

Case ID:	201003127374
Case creation date:	2/17/2026, 7:48:38 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/26.2 Safari/605.1.15
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue
Position:	Oppose the application
Comments:	My name is s.22(1) and I am a resident of Vancouver. I am s.22(1) s.22(1) I am in opposition to the rezoning of 2202 – 2212 West 10th Avenue.

I urge council to reject this application for two reasons. First is the deleterious health impact of a reduction of exposure to bright sunlight. Second is the unacceptable decrease in the safety of young school children in the affected area.

Health:
Page 5 of the City's Referral Report explicitly admits that a "6 story building height represents the baseline at which no shadows are cast onto school yards during school hours". The construction of a 25-storey tower will, therefore, result in significant shadowing over an area frequented by school aged children for outdoor recreation. It has been shown in numerous scientific publications that exposure to bright natural light is crucial for childhood development. Furthermore, and equally concerning, a deficit of bright light exposure has been shown to be harmful to a developing child.

David Hoel et al in the Journal Dermato-endocrinology identified a number of conditions that individuals were at increased risk for when exposure to bright natural light was impaired. Children with reduced sun exposure were at elevated risk of developing multiple sclerosis. Several types of cancer, diabetes, cardiovascular disease, and dementia later in life have also been linked to a reduction in sun exposure.

Mental health conditions have also been linked to a reduction in exposure to bright natural light. Work done by Marije Te Kulve et al in the Journal Physiology and Behaviour and Virginie Gabel et al in the Journal Chronobiology International have shown that bright light improves mood and wellness. Children's ability to regulate their circadian rhythms and obtain the recommended amount of sleep are improved significantly with exposure to sunlight during the day. Academic success, motivation, and cognitive performance have all been linked to adequate light exposure. Bright natural light exposure has also been shown to be an efficacious therapy in treating major depressive disorder, most recently by Menegaz de Almeida et al in the Journal of the American Medical Association Psychiatry.

I site these studies in an attempt to show that sunlight exposure is crucial for young developing students. I commend the City of Vancouver for recognizing this as evidenced in the July 10, 2024

publication Solar Access Guidelines for areas outside of Downtown. In section 3.1 the guidelines state, and I quote: "Proposed Development should not create new shadow impacts on public parks and public-school sites...and...New buildings should minimize shadowing impacts on independent school yards (i.e. outdoor play fields, playgrounds etc) particularly during school hours. I urge council to follow their own published policies before actively putting developer profit over the health of children which would be the case if the motion to approve a 25-storey tower at this site is carried.

Safety:
On January 30, 2024 a 15-year-old student heading to school was struck by a car on 16th and Wallace Street. On November 28, 2018 another student was struck heading to school on the corner of Barclay and Bidwell Street. Both students thankfully survived, but vehicular traffic was identified as a contributing culprit in both these situations. These are only two examples of how students in our communities were put at risk from increasing traffic and congestion. We must take action to prevent these situations from occurring.

West 10th avenue is a narrow one-way street on a designated bike route. It is used by school buses and parents in vehicles for drop offs at two schools. Students also walk or take public transit and must cross several streets in order to arrive at school. Page 8 of the City's own Referral Report acknowledges the strain this creates and requires major overrides to manage this impact.

There have been several close calls where students have nearly been struck traversing the crossings over west 10th avenue. I feel particularly impassioned to comment on this point because s.22(1) s.22(1) I have seen firsthand bicyclists being struck by cars who were stuck in traffic making unsafe maneuvers. I have actively stopped children from crossing despite having the right of way to avoid speeding cars not following the rules of the road. I fear that adding the traffic and congestion of a high-rise tower at this site creates unacceptable safety risks in an already crowded area. I implore you to take steps to reduce risks in school zones rather than adding to them by approving a high-rise tower in this location.

	Request: I ask you today to reject the proposal in its current form. My objections are not those of a single concerned citizen. These objections are shared by hundreds of members of the SJS community, the residents of the affected neighbourhood, and by members of the medical community who have listened to my concerns. I implore you to work with the developer to create a building that fits into the fabric of the community and enriches it rather than degrades it. I implore you to approve a building that respects the 6-storey no shadow baseline, and respects the safety and care of children over developer profit.
Neighbourhood:	Riley Park

Contact information:

Phone number: s.22(1)

Name:

Email address:

Back Save

From: "Kennett, Bonnie" <bonnie.kennett@vancouver.ca>
To: "Council Meeting Amendments - DL" s.15(1)(l) @vancouver.ca>
Date: 2/17/2026 7:32:49 PM
Subject: Additional Correspondence - Public Hearing - February 17, 2026
Attachments: phea2opposed.pdf
phea2opposed20260217-3.pdf
phea2support-1.pdf
phea2support-2.pdf
phea2support-3.pdf
phea4support.pdf

Additional correspondence received

2. CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street

4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca
604.873.7269

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x?m??k??y??m (Musqueam Indian Band), S?wx_wú7mesh Úxwumixw (Squamish Nation), and s?lilw?ta? (Tsleil-Waututh Nation).

Pronouns: she/her/hers

Case Summary

Case ID:	201003127349
Case creation date:	2/17/2026, 7:03:43 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/144.0.0.0 Mobile Safari/537.36
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street
Position:	Oppose the application
Comments:	Dear City of Vancouver Council Members, The neighborhoods in Vancouver and across Lower Mainland does not need to have more slot machines in a casino, that is currently marketed towards vulnerable older adults living in our communities. It's a predatory marketing tactic by Parq Casino that mainly focus on

	increasing their corporation's profits by exploiting your residents who aren't aware of what the true intentions are for a gambling business. 300 slot machines aren't necessarily and will not benefit the well-being of Vancouverites. Please reconsider approving the expansion as it does not provide any positive benefits for the people living and visiting Vancouver.

Contact information:

Phone number:

Name: s.22(1)

Email address:

Back Save

Report date range from: 2/17/2026 6:00:00 PM to: 2/17/2026 7:00:00 PM

CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	18:43	CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street	Oppose	Vancouver citizens previously expressed they dont want this expansion. Where is the public benefit in doubling the number of slot machines at this casino? In fact, this will cost the City by further exacerbating the issue of problem gambling. Only the casino owners will profit. In fact, they have already profited, and citizens have already suffered, because the City has failed to collect $400,000 from Parq under a community benefits agreement. I live only several blocks away from this location, and I find it especially reprehensible that low-income seniors in Chinatown in particular are being targeted by campaigns for this casino. We do not need more slot machines that exploit vulnerable residents and that bring profits to a company that has already bypassed its commitments to the community. Please say no to this application.	s.22(1)	Downtown	

Case Summary

Case ID:	201003127357
Case creation date:	2/17/2026, 7:13:16 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 26_3_0 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/144.0.7559.95 Mobile/15E148 Safari/604.1
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street
Position:	Support the application
Comments:	I am in favour of Parq Casino expanding their slot machine options s.22(1) . Many evenings have people trying to find a game to play but they are all filled up.

Neighbourhood:	Mount Pleasant

Contact information:

Name: s.22(1)

Email address:

Phone number:

Back Save

Case Summary

Case ID:	201003127365
Case creation date:	2/17/2026, 7:26:06 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 18_7 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.7.4 Mobile/15E148 Safari/604.1
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street
Position:	Support the application
Comments:	I have lived in Vancouver for almost my entire life and I have been s.22(1)

	s.22(1) I support the expansion as more people can have opportunities like I have had.
Neighbourhood:	Killarney

Contact information:

Name:	s.22(1)
Email address:	
Phone number:	

Back Save

Case Summary

Case ID:	201003127361
Case creation date:	2/17/2026, 7:22:27 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 18_7_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.7 Mobile/15E148 Safari/604.1
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street
Position:	Support the application
Comments:	Hi, my name is s.22(1) s.22(1) The people at Parq are genuinely good people who care deeply about their guests and about the community. s.22(1)

	s.22(1) [redacted] s.22(1) [redacted] I can tell you firsthand that Parq does a tremendous amount for the community. I also know the work they've done with the Canucks, Lions, and Whitecaps. After games, Parq becomes a hub where people continue the fun, and the casino is often very busy. While I'm not a big slots player myself, it's clear just by looking around that demand is high and there are times when more machines are needed. Lastly, I'm a Vancouver resident and I live s.22(1) [redacted]. I've attended many galas and events there and enjoyed the restaurants and bars – especially the victor and honey salt - which provide fantastic downtown entertainment and contribute to the vibrancy of the city. I hope you'll support their ask for more machines. Thank you
Neighbourhood:	Downtown

Contact information:

Name:	s.22(1) [redacted]
Email address:	
Phone number:	

Back Save

Case Summary

Case ID:	201003127364
Case creation date:	2/17/2026, 7:25:47 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:147.0) Gecko/20100101 Firefox/147.0
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue
Position:	Support the application
Comments:	Dear Mayor Sim and Council, I strongly support this policy-compliant, zero-displacement project. It's a great location for it, being only 200 odd metres to the Arbutus Station. It will even be convenient for taking the 99! Sincerely,

	s.22(1)

Contact information:

Phone number:	s.22(1)
Name:	
Email address:	

Back Save

From: "Kennett, Bonnie" <bonnie.kennett@vancouver.ca>
To: "Council - DL" s.15(1)(l) @vancouver.ca>
"Sim, K" s.15(1)(l) @vancouver.ca>
CC: "CC Mayor and Council Support - DL" s.15(1)(l) @vancouver.ca>
"PH Coordinators - DL" s.15(1)(l) @vancouver.ca>
"CC Meeting Coordinators - DL" s.15(1)(l) @vancouver.ca>
"Mayor's Office Staff - DL" s.15(1)(l) @vancouver.ca>
Date: 3/4/2026 3:17:36 PM
Subject: Additional Correspondence - Public Hearing - March 4, 2026 (reconvening from February 17, 2026)Good
Attachments: phea4support20260304-2.pdf
phea4opposed20260304-2.pdf

Good afternoon:

Attached are additional pieces of correspondence for Item 4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue.

Support x 1

Opposed x 1

Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca
604.873.7269

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x?m??k??y??m (Musqueam Indian Band), S?wx_wú7mesh Úxwumixw (Squamish Nation), and s?lilw?ta? (Tsleil-Waututh Nation).

Pronouns: she/her/hers

Report date range from: 3/4/2026 2:00:01 PM to: 3/4/2026 3:00:00 PM

CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue - Support

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2026-03-04	14:31	201003153918	CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue	Support	As someone who lives in Vancouver and who works in Vancouver in the Construction industry I want to express my support for this rezoning application. Given the state of immigration it's necessary to construct more buildings in order to maintain affordable housing costs for all the residents in this city. Given the state of the economy the project would create much-needed jobs and boost Vancouver's wealth. The property's owners deserve to be able to develop it if they want to. It is their right as owners and should not be encumbered. Thank you!	s.22(1)		Downtown	

Report date range from: 3/4/2026 2:00:01 PM to: 3/4/2026 3:00:00 PM

Report date range from: 3/4/2026 2:00:01 PM to: 3/4/2026 3:00:00 PM

CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2026-03-04	14:28	201003153907	CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue	Oppose	My name is s.22(1) and I'm a resident of Vancouver. I'm here tonight to express my opposition to this rezoning application. My concern is not about housing itself — I support adding housing in our city. My concern is about whether a 25-storey, 221-unit tower is appropriate for this specific site. This is not a typical city block we're dealing with here. It's a unique pocket within Arbutus Walk, bordered by two schools and a children's playground. To the north, there's a one-way road with a bike lane. To the south, there's a narrow, cobblestoned avenue. Access in and out of this block is already constrained. This block has a history of access problems. In 2018, traffic islands had to be removed and traffic patterns altered because emergency vehicles were unable to properly access the north side of the block. Marstrand Avenue, on the south side, carries significant non-resident through-traffic. During school drop-off and pick-up times, congestion on Marstrand, Yew Street, and West 10th is a daily reality. There are no back-alleys on Marstrand Avenue. It's a dual-purpose road, which means rubbish bins must be placed directly on the street for collection, effectively reducing it to a single lane road, multiple days a week. This issue will be compounded with the number of additional rubbish bins required to support a further 221 units, under this development. Street parking on all sides of this block is extremely limited. As a result, delivery vehicles, trades, ride services, and postal trucks frequently stop in live traffic lanes, blocking movement and further restricting access. The key point is this: this block has struggled with congestion and access for years, long before this proposal. A high-rise tower will compound existing problems in a location that is already uniquely constrained. I urge Council to consider whether a 25 story tower is the best option for this site. I am pro-housing and I believe a mid-rise building, with a reduced number of units, would be far more compatible with the constraints of this block.	s.22(1)		Kitsilano	

From: "Burke, Teresita" <Teresita.Burke@vancouver.ca>
To: "Council - DL" s.15(1)(l) @vancouver.ca>
CC: "PH Coordinators - DL" s.15(1)(l) @vancouver.ca>
"CC Mayor and Council Support - DL" s.15(1)(l) @vancouver.ca>
"Kubacsek Carsolio, Matias" <Matias.KubacsekCarsolio@vancouver.ca>
Date: 2/12/2026 12:37:13 PM
Subject: ADDITIONAL MATERIAL - Renderings - Public Hearing on February 17, 2026

Hello,

The Renderings for all items on the February 17th Public Hearing agenda are available at the links below:

1. CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph Street - **Renderings**

2. CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street - **Renderings**

3. CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue - **Renderings**

4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue - **Renderings**

The website has also been updated.

Have a nice day,
Terri

Terri Burke | Meeting Coordinator
City Clerk's Office | City of Vancouver
teresita.burke@vancouver.ca
604.871.6353

I am humbly thankful that I live and work on the territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx\u817 _wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Peoples

Pronouns: she/her/hers

From: "Kennett, Bonnie" <bonnie.kennett@vancouver.ca>
To: "Council - DL" s.15(1)(l) @vancouver.ca>
"Sim, K" s.15(1)(l) @vancouver.ca>
CC: "CC Meeting Coordinators - DL" <s.15(1)(l) @vancouver.ca>
"Mayor's Office Staff - DL" s.15(1)(l) @vancouver.ca>
Date: 3/4/2026 3:24:04 PM
Subject: Applicant Presentation - Public Hearing - March 4, 2026 (reconvening from February 17, 2026
Attachments: phea4applicantpresentation.pdf

Please see attached for applicant presentation for Item 4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca
604.873.7269

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x?m??k??y??m (Musqueam Indian Band), S?wx_wú7mesh Úxwumixw (Squamish Nation), and s?lilw?ta? (Tsleil-Waututh Nation).

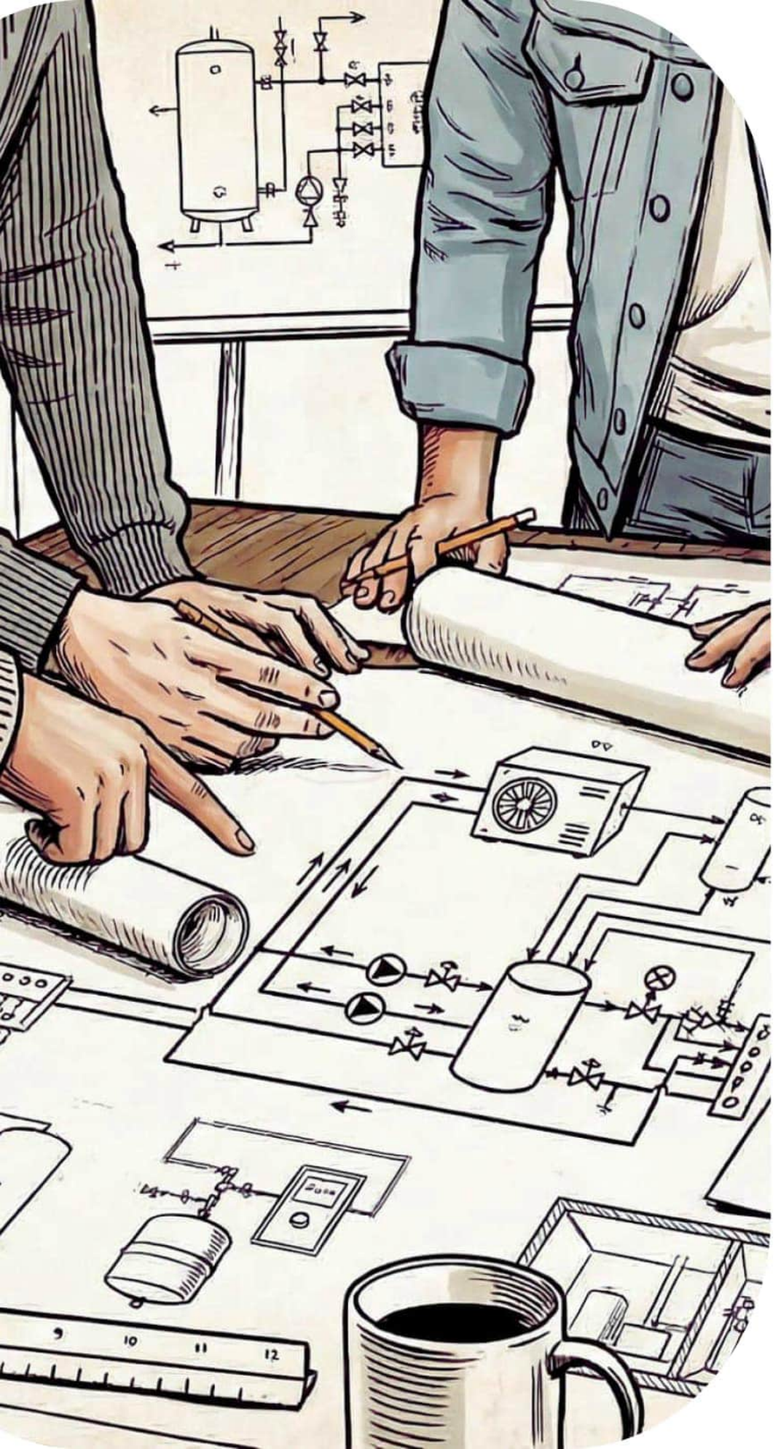
Pronouns: she/her/hers



2202 to 2212 W 10th Ave. and 2221 Marstrand Ave.

PRESENTATION FOR PUBLIC HEARING

March 4, 2026



OUR TEAM

Applicant

Lorne Wolinsky

LPI Management Ltd.

Architect

Laurie Mackintosh, AIBC, Principal

DYS Architecture

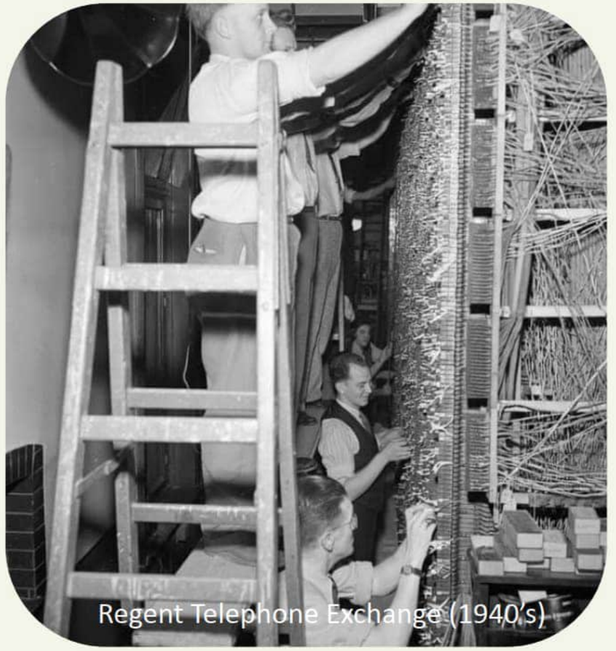
Traffic Engineer

John Turecki, P.Eng.

Step One Mobility



Regent Telephone Exchange (1940's)

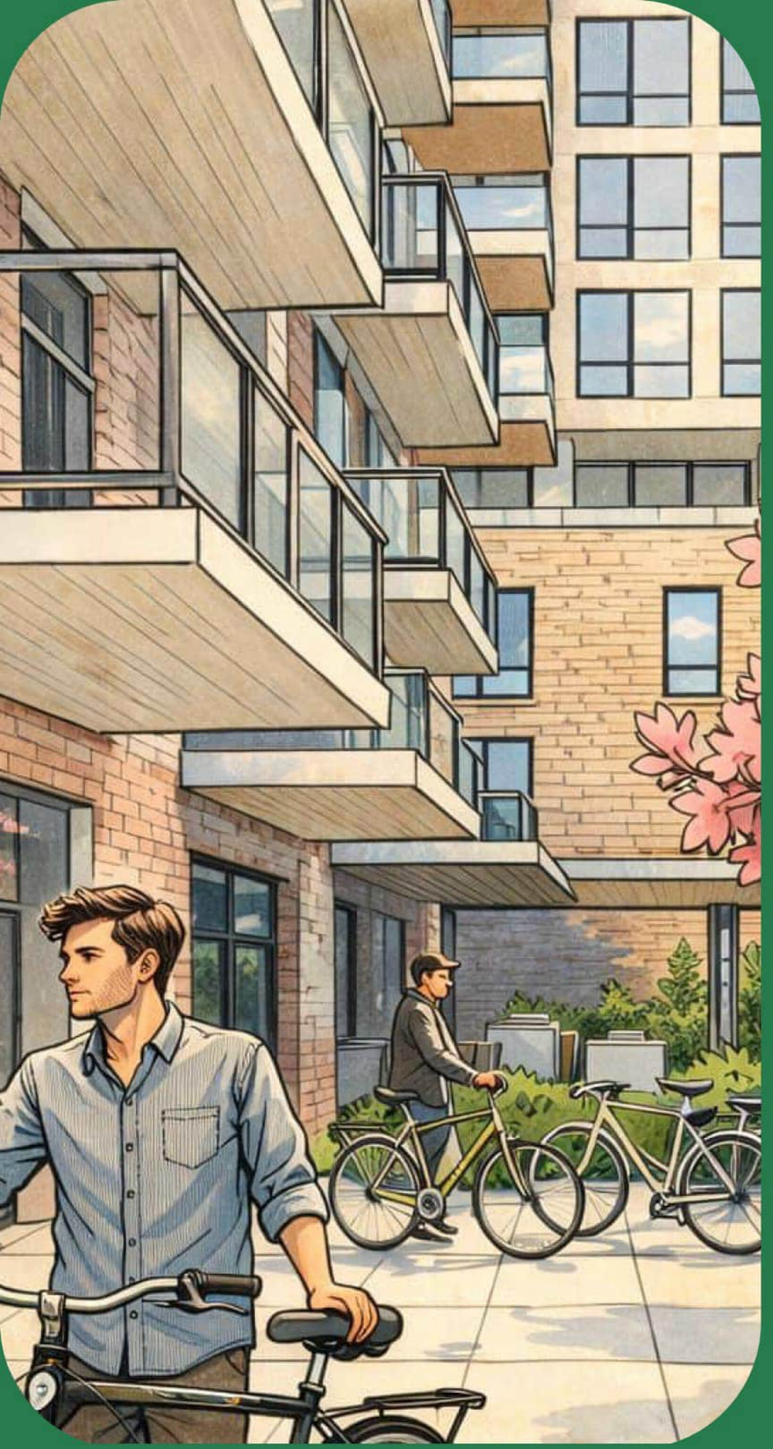


Regent Telephone Exchange (1940's)

SUBJECT SITE

2212 W 10TH AVENUE

- CURRENT BUILDING WAS CONSTRUCTED IN **1945**.
- THE BC TELEPHONE COMPANY WAS OWNED FOR MUCH OF THE 20TH CENTURY BY GTE, A PRIVATE CORPORATION.
- THE BUILDING HAS BEEN RENOVATED SEVERAL TIMES TO MEET TECHNOLOGICAL NEEDS AND TO ENSURE RELIABLE SERVICE FOR RESIDENTS.
- THE SWITCH TO FIBRE IS A MULTI-GENERATIONAL SHIFT THAT CANNOT BE ACCOMMODATED WITH A RENOVATION.



KEY PROJECT BENEFITS

- ✓ ZERO TENANT DISPLACEMENT
- ✓ FAMILY-ORIENTED HOUSING
- ✓ INNOVATIVE HEAT RECOVERY SYSTEM
- ✓ TRANSIT ORIENTED DEVELOPMENT
- ✓ ENHANCED PUBLIC REALM
- ✓ SUSTAINABILITY
- ✓ CRITICAL INFRASTRUCTURE

KEY PROJECT BENEFITS

TRANSIT ORIENTED DEVELOPMENT



PROXIMITY TO FAST AND FREQUENT TRANSIT **IS THE #1 DETERMINING FACTOR FOR USING RAPID TRANSIT.**
2024 VANCOUVER TRANSPORTATION FALL SURVEY (FINAL REPORT)

APPROXIMATELY 100,000 JOBS IN THE BROADWAY CORRIDOR. MAJORITY OF JOBS ARE IN THE EDUCATION AND HEALTHCARE SECTOR.

ADJACENT TO ARBUTUS GREENWAY AND WEST 10TH BIKEWAY.

KEY PROJECT BENEFITS

SOCIAL INFRASTRUCTURE



ZERO RESIDENTIAL OR COMMERCIAL TENANT DISPLACEMENT



35% OF TOTAL UNITS WILL BE ORIENTED TOWARDS FAMILIES



45 BELOW MARKET RENTAL HOMES

KEY PROJECT BENEFITS

CRITICAL INFRASTRUCTURE & ECONOMIC GROWTH



FINANCIAL SERVICES & BANKING



ENTERTAINMENT



KNOWLEDGE ECONOMY



EMERGENCY SERVICES

KEY PROJECT BENEFITS

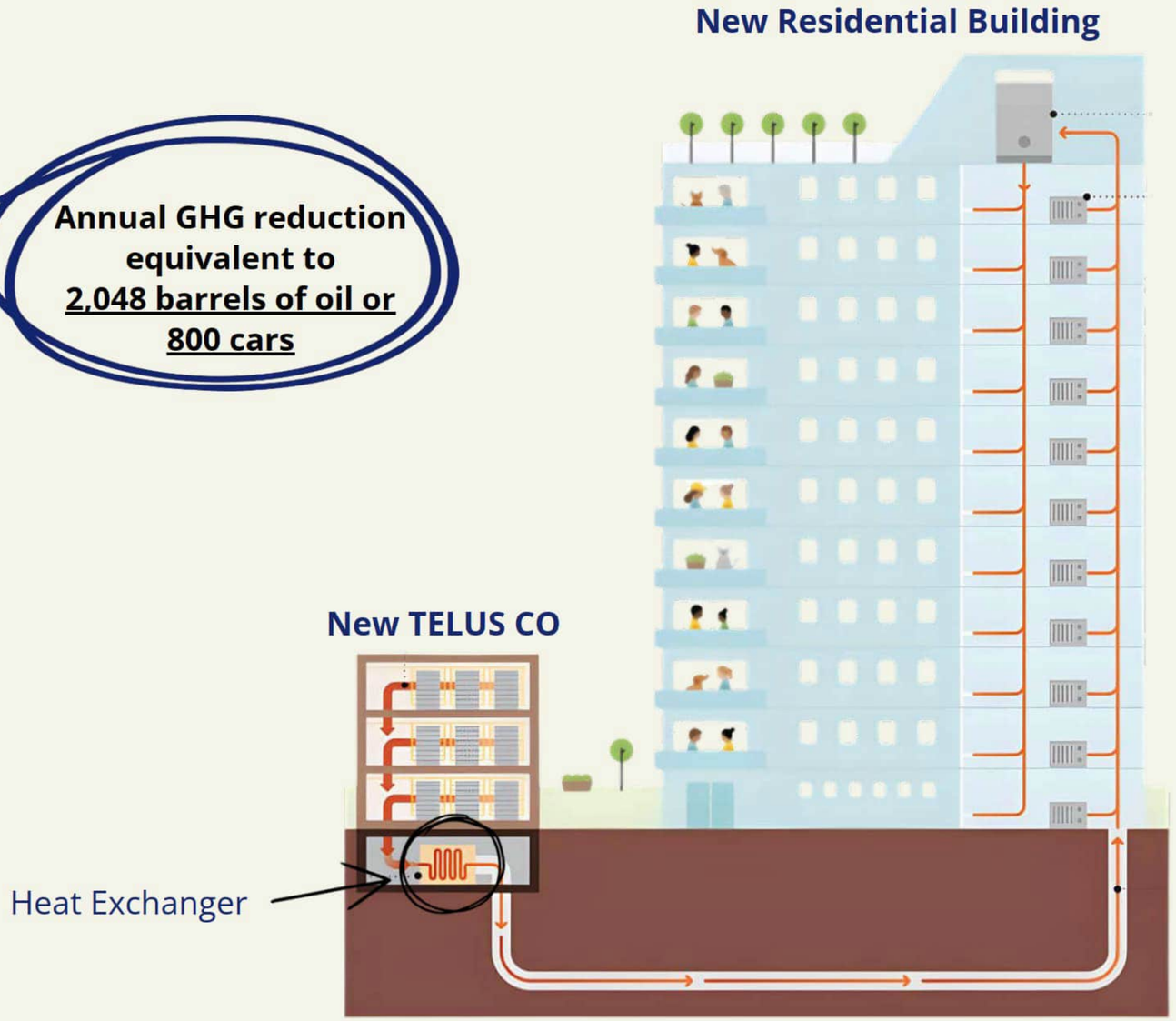
HEAT WASTE RECOVERY SYSTEM

Annual GHG reduction equivalent to 2,048 barrels of oil or 800 cars

STANDARD PRACTICE: MOST CENTRAL OFFICES VENT EXCESS HEAT DIRECTLY INTO THE ATMOSPHERE, WASTING VALUABLE ENERGY.

OUR SOLUTION: WE CAPTURE THIS "REJECTED" HEAT AND REPURPOSE IT FOR RESIDENTIAL USE.

THE IMPACT: 60% OF ALL RESIDENT ENERGY WILL BE SUPPLIED BY RECYCLED HEAT FROM THE CENTRAL OFFICE.



Heat captured by the heat exchanger used to provide space heating and domestic hot water for residents



DESIGN EVOLUTION

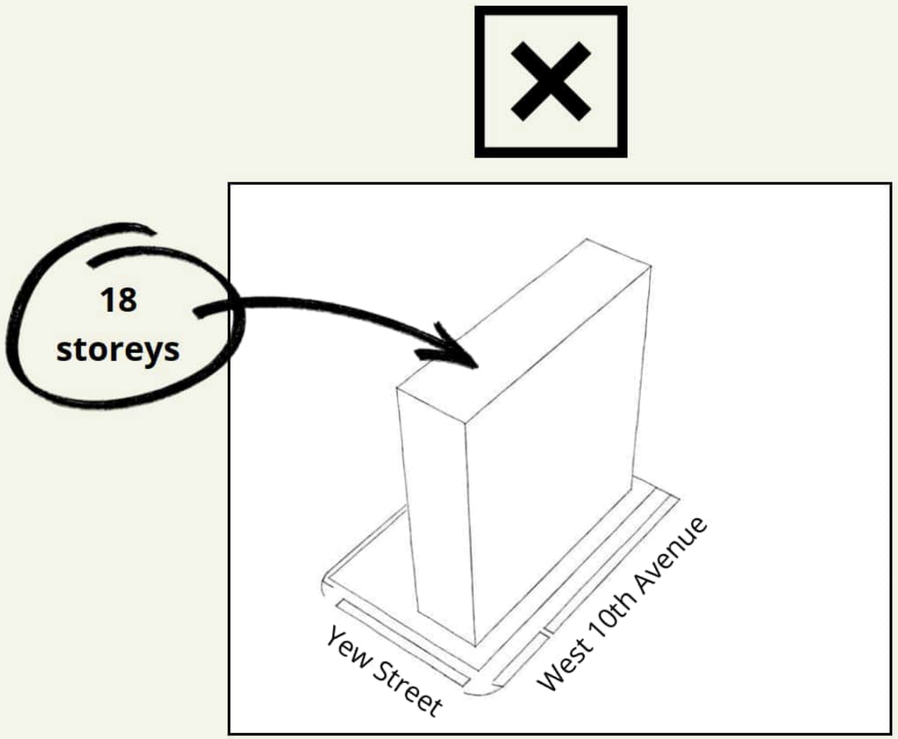
- ✓ SJS SHADOW ANALYSIS
- ✓ TOWER FORM
- ✓ TOWER LOCATION
- ✓ FURTHER REFINEMENTS

ST. JOHN'S SCHOOL

SHADOW ANALYSIS

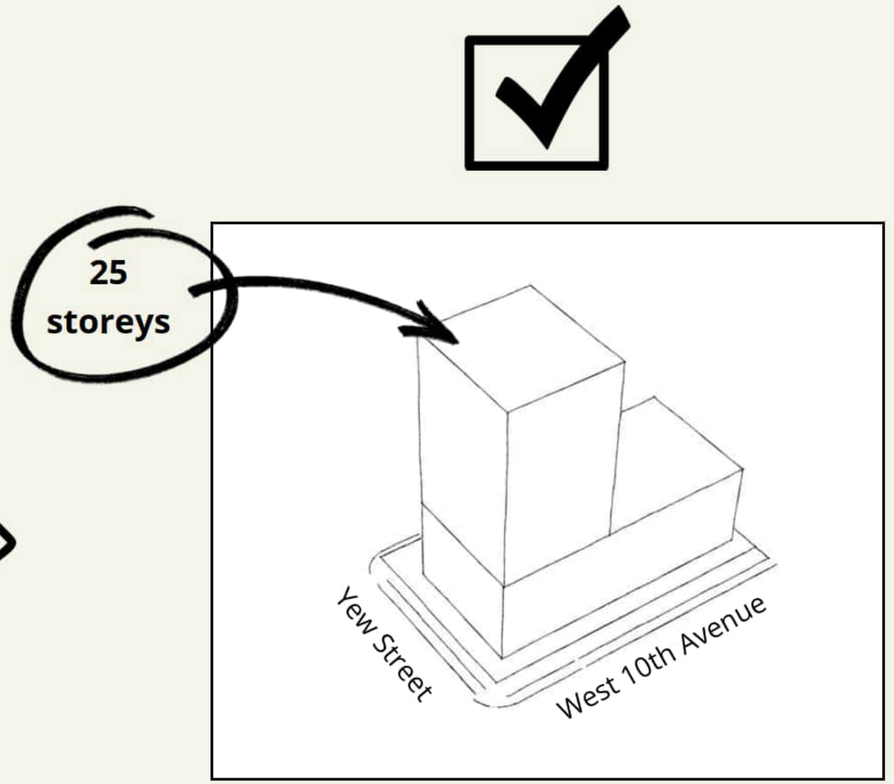


DESIGN EVOLUTION



SLAB TOWER FORM

✗ Shorter but the form produced the most shadows on SJS.

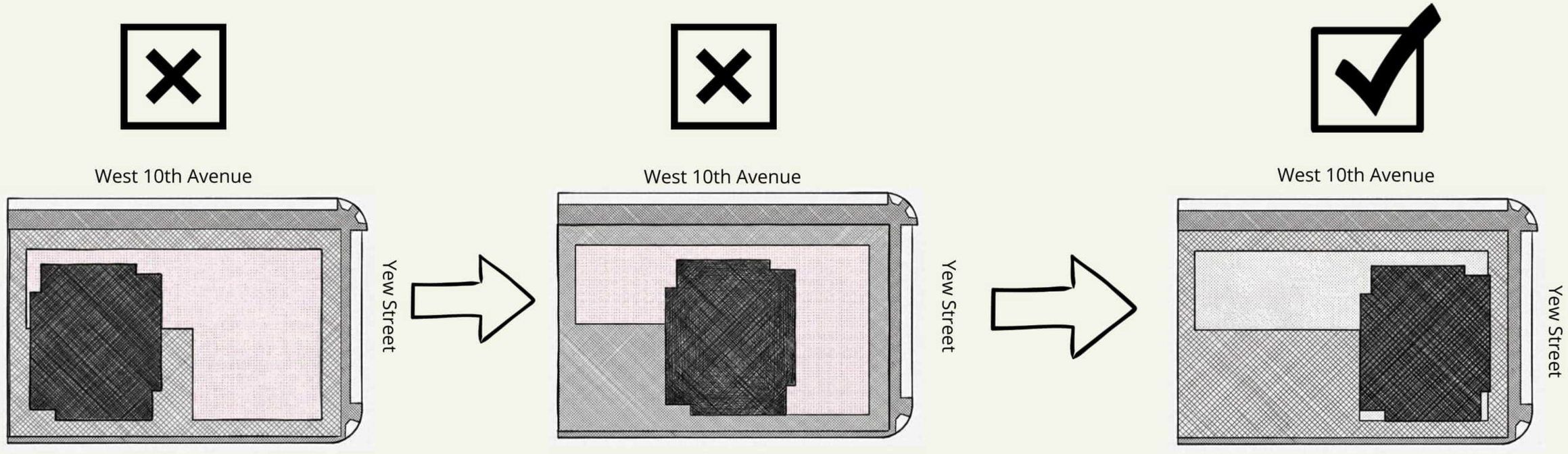


POINT TOWER FORM

✓ Taller but produced far fewer shadows on SJS.

TOWER LOCATION

DESIGN EVOLUTION



WEST TOWER LOCATION

- ✗ Conflicts with new Central Office
- ✗ Limited separation to CO-OP

CENTRAL TOWER LOCATION

- ✗ Most amount of shadowing on SJS

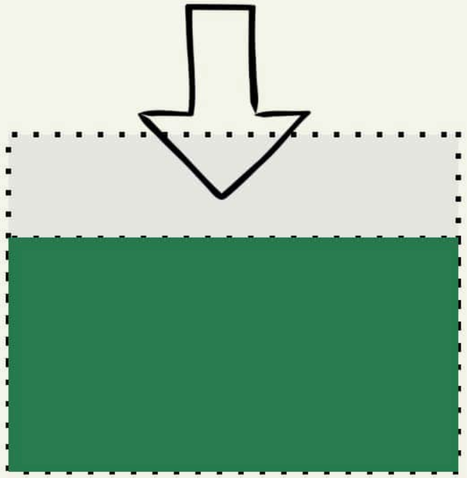
EAST TOWER LOCATION

- ✓ Least shadow impact on SJS
- ✓ No Conflict with new Central Office
- ✓ Maximum separation from CO-OP

FURTHER REFINEMENTS

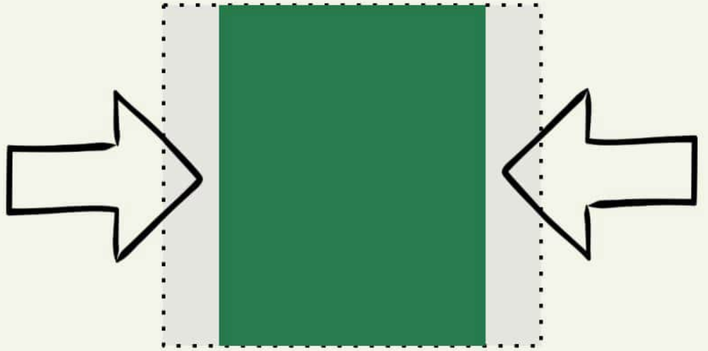
DESIGN EVOLUTION

REFINEMENT #1



Podium Height was **reduced from 6 storeys to 4 storeys** to reduce shadows on West 10th Sidewalk.

REFINEMENT #2



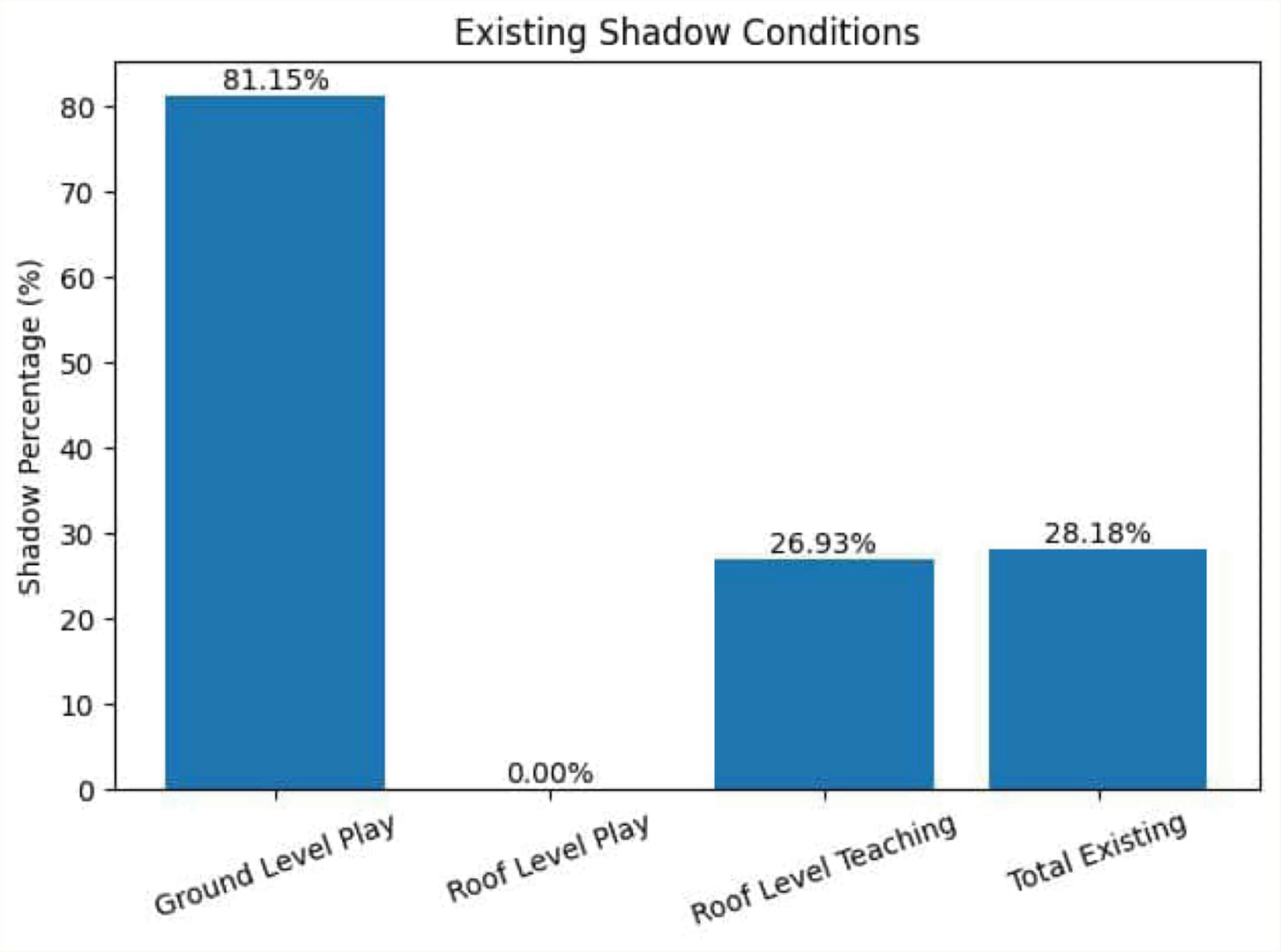
Tower was made narrower to reduce shadow impact on SJS

SHADOW ANALYSIS - SJS

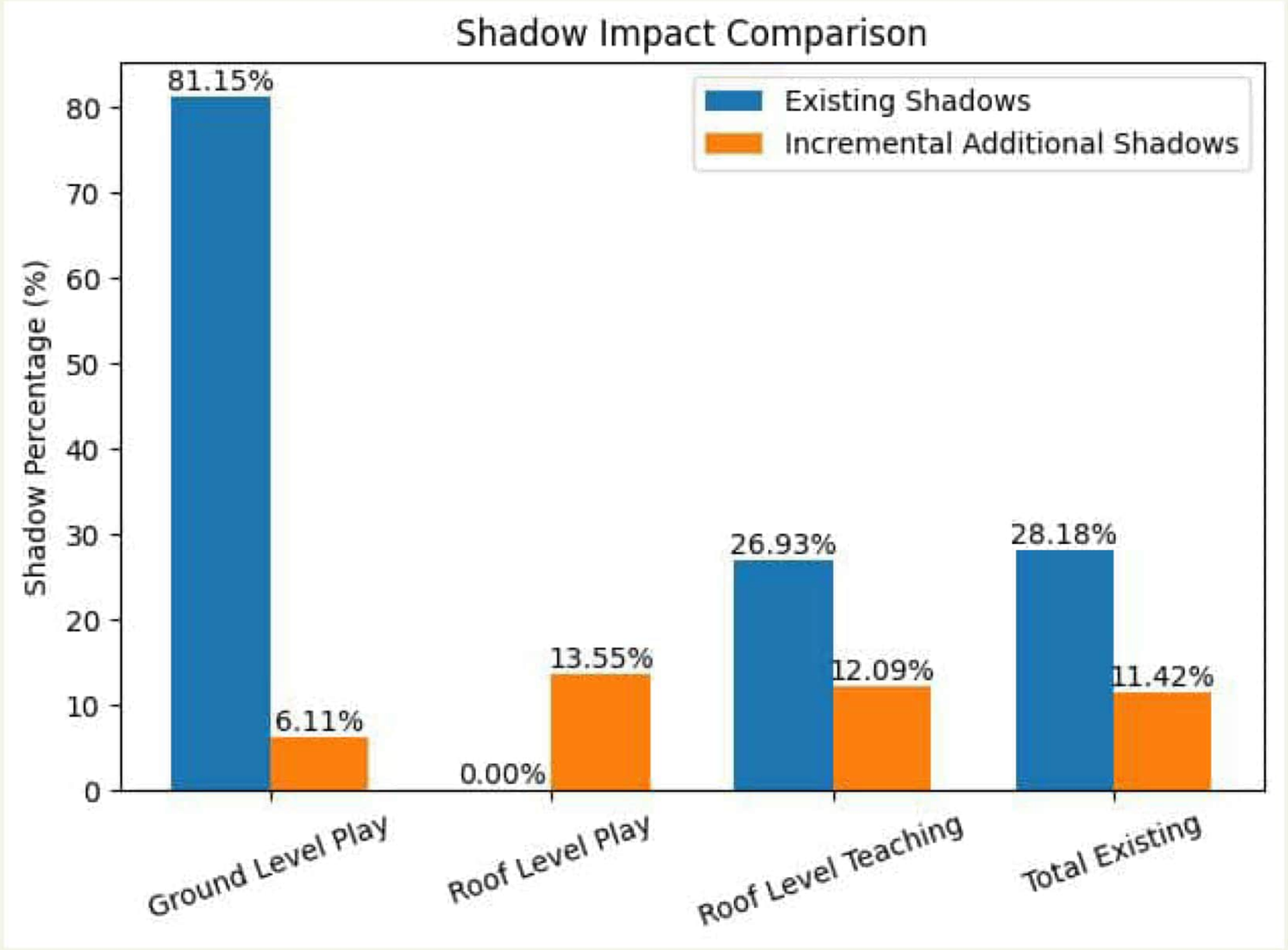




EXISTING SHADOWS: PRE-DEVELOPMENT



INCREMENTAL SHADOWS: POST-DEVELOPMENT

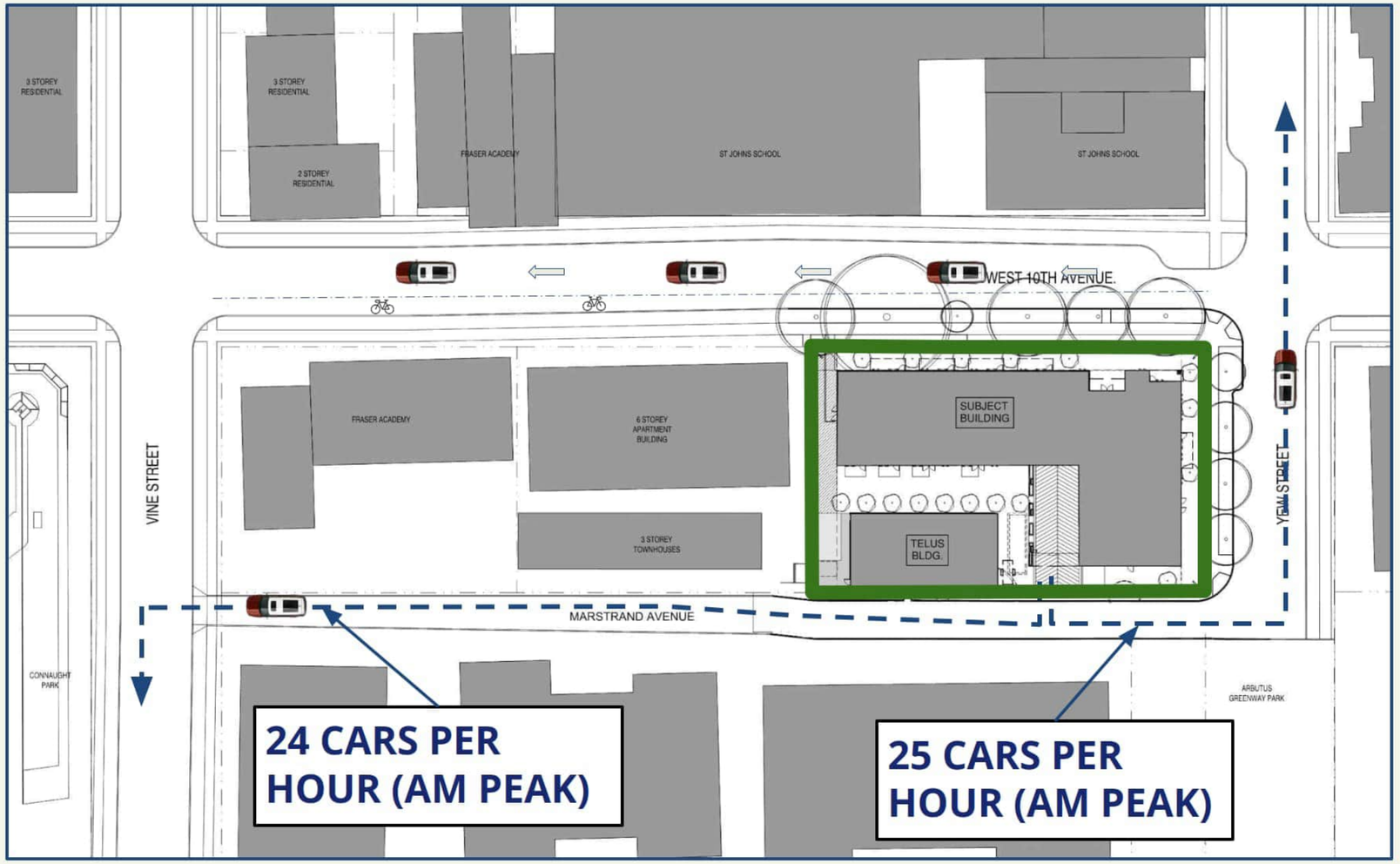




NEIGHBOURHOOD SAFETY AND TRAFFIC

- ✓ TRAFFIC VOLUMES AND CIRCULATION
- ✓ SAFETY FOCUSED IMPROVEMENTS

TRAFFIC (AM PEAK: 7AM TO 9AM)



- TRAFFIC CIRCULATION FROM THE PROPOSAL AVOIDS EXISTING "HOTSPOT" AND SAFETY CONCERNS ON WEST 10TH AVENUE

- PROJECT TRIP GENERATION IS VERY LOW BECAUSE:

1. Proximity to Arbutus Station, as well as bus transit.

2. Proximity to local services, retail and community amenities.

3. Excellent access to cycling and walking facilities.

WEST 10TH | YEW | VINE

SAFETY FOCUSED IMPROVEMENTS



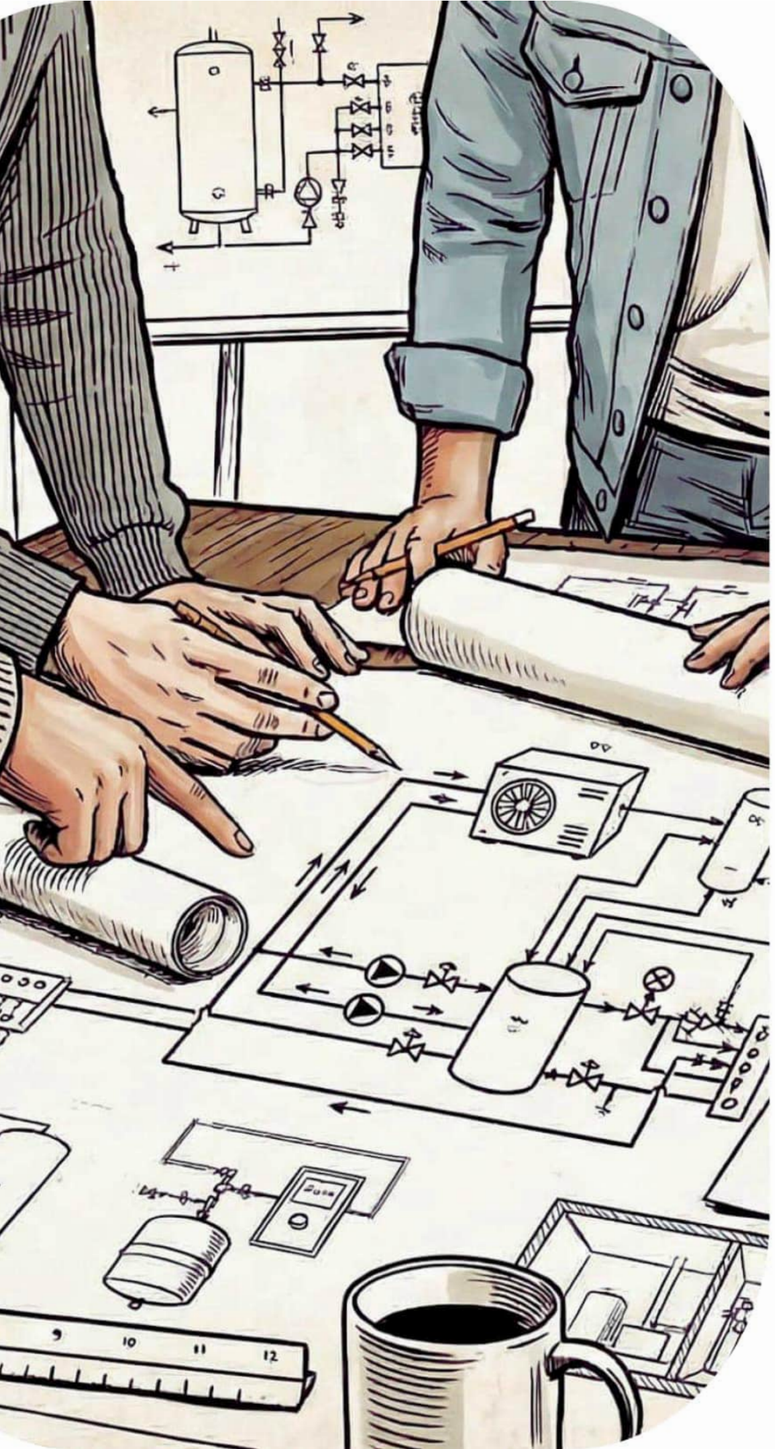
UPGRADED PROTECTED BIKE LANE - WEST 10TH AVENUE



NEW RAISED CROSSWALK AT VINE AND WEST 10TH AVENUE



UPGRADE STREET LIGHTS ON ADJACENT STREETS AND SIDEWALKS



THANK YOU

LEDCOR GROUP

dys architecture

STEP ONE MOBILITY
PLANNING AND ENGINEERING

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 1/24/2026 11:45:23 AM
Subject: Arbutus Walk Development Proposal at 2022-2122 W 10th Ave

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, parking, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding 300 residents (50% potential drivers) to this constrained block creates a high risk for vehicle/pedestrian/cyclist collisions. FOI traffic studies prove the block is already beyond capacity.

- Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private property.

- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a

- legal street.
- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.
- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.
- The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 story low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely, s.22(1)

s.22(1)


s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 1/24/2026 5:13:44 PM
Subject: Busy signal? No to Telus Tower!

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.
Report Suspicious

\u-257 ?

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave). The proposal is out of context for the immediate area and will have a negative impact on the neighbourhood.

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** . An 8-10 story tower could meet density and mixed housing goals while respecting but not ruining what the city has said was a unique and award winning neighborhood plan that was approved under 30 years ago. The massive build out all around Arbutus and Broadway will already strain neighborhood safety and traffic.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

School Adjacency: The shadowing of St. John's School's outdoor play areas

undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.

Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian/cyclist collisions. FOI traffic studies prove the block is already beyond capacity.

Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private property.

Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a legal street.

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

The designation of Yew Street as a future greenway.

The requirement for human-scale urban form and sunlight protection for the public realm.

The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.

The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 storey low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

Failure to post required legal signage and failure to notify residents (later confirmed via FOI).

Refusal to reopen public Q&A after acknowledging these notification errors.

Non-disclosure of relevant shadow studies to the public.

Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely,

s.22(1)



Sent from my iPhone

From: "Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
To: "Council Meeting Amendments - DL"s.15(1)(l) @vancouver.ca>
Date: 3/4/2026 7:46:00 PM
Subject: CD-1 rezoning 2202 - 2212 West 10th Ave and 2221 Marstrand Ave

Add condition

"1. Council inserts into "PART 2: CONDITIONS OF BY-LAW ENACTMENT", a new condition 2.1 as follows:
2.1 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Marstrand Ave., to achieve a 0.7m offset distance from the property line adjacent to the residential frontage. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.
Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

2. Council re-numbers the other conditions in "PART 2: CONDITIONS OF BY-LAW ENACTMENT", accordingly.

3. Council inserts a new condition 2.2 (e) and (f) into the renumbered condition 2.2 as follows:
(e) Street improvements, and appropriate transitions, along Marstrand Avenue adjacent to the site, including:
(i) Minimum 1.1 m wide broom finish concrete sidewalk adjacent to the utility frontage;
(ii) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk adjacent to the residential frontage;
(iii) Speed humps between Vine Street and Yew Street.
(f) Provision of improvements at the intersection of Yew Street and West10th Avenue:
(i) A raised crosswalk and associated adjustments to infrastructure for drainage and transitions at the west leg of the intersection.

4. Council re-letters the other conditions in condition 2.2 accordingly.".

Councillor Peter Meiszner *(he/him)*
City of Vancouver
453 W. 12th Ave, Vancouver, B.C., Canada V5Y 1V4
e. peter.meiszner@vancouver.ca
Twitter: @PeterMeiszner
Links: Linktree: Facebook, LinkedIn, Instagram

Assistant

Assistant

Sarah Basi (she/her) | Assistant to Councillors
City of Vancouver | Mayor and Council Support
453 W. 12th Avenue, Vancouver, BC V5Y 1V4
sarah.basi@vancouver.ca | 604.871.6713

The City of Vancouver acknowledges the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/27/2026 2:21:44 PM
Subject: Come Visit our neighbourhood
Attachments: Opposition to Broadway Plan.docx

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Good afternoon,

Re: TELUS tower proposal at W 10th Avenue and Yew Street

I love this neighbourhood as it is. The sound of the children playing in their playground on school days, the teams on the Connaught fields on the weekends, the farmer's market on Sundays make this a wonderful neighbourhood to live in. The traffic is heavy on 12th and Broadway and I cannot imagine where the additional local traffic would go if the proposed high rise is built. Marstrand is a lane. 10th is one car lane and one bike dedicated lane. The amount of traffic on Vine and Yew at school drop off and pick-up is quite heavy. Only magical thinking can solve any issues with the additional traffic to this area.

I would like to know who would own the condos in the new building? How long would the lower rent condos be enforced? What percentage of the building would be lower rent? Why will the condos not be up for general sale to the public or did I misunderstand?

Please also read the attached document.

Thank you for your time,

s.22(1)

Dear Mayor and Council,

I am a local condo owner renting to my daughter. I am writing to express deep concern and opposition regarding the
TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.
- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian/cyclist collisions. FOI traffic studies prove the block is already beyond capacity.
- Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private property.
- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mis-labelling a legal street.

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.
- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.
- The promise that new development would be sensitive to the existing context of each neighbourhood, which here are 3-6 storey low-rise residential. (We chose

to purchase a condo here because there were no towers nearby and we liked the community feel).

3. **Alarming Procedural Failures Public trust has been eroded by documented issues, including:**

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely,

s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/9/2026 6:15:01 PM
Subject: Concern Re: Telus Proposal W 10th Ave and Yew St.

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a resident of Marstrand Ave writing to express concern regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

I support increasing housing supply, density, and especially additional non-market housing. This spot will be a fantastic place for a new build and I am excited for more people to be able to enjoy this beautiful neighborhood. However, this particular proposal concerns me and I do not think it has been well thought out to keep the neighborhood safe and liveable.

I am asking Council to reject this proposal based on the following:

1. Safety & Infrastructure Issues

School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.

Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian /cyclist collisions. FOI traffic studies prove the block is already beyond capacity.

Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private

property.

Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a legal street.

I live s.22(1) and use the sidewalks on this street every day, and I'm concerned that the proposal plans to remove the sidewalk completely. Families, people with strollers or mobility aids rely on sidewalks to stay safe and out of the road. The proposal also intends to cut down the beautiful trees that are currently on the sidewalk along Marstrand Ave, which are beloved by the community.

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

The designation of Yew Street as a future greenway.

The requirement for human-scale urban form and sunlight protection for the public realm.

The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.

The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 storey low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

Failure to post required legal signage and failure to notify residents (later confirmed via FOI).

Refusal to reopen public Q&A after acknowledging these notification errors.

Non-disclosure of relevant shadow studies to the public.

Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses policy; Council must assess livability. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and

context-sensitive to the community.

I am excited for the new builds that will allow more people to live in this wonderful neighborhood, but they must be built with basic safety protocols in mind.

Thank you for taking the time to read this and hear my concerns out.

Sincerely,

s.22(1)

From: s.22(1)
To: "Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Sim, Ken" <Ken.Sim@vancouver.ca>
CC: Equity <equity@vancouver.ca>
"Broadway Plan" <broadwayplan@vancouver.ca>
Date: 1/26/2026 12:51:21 PM
Subject: Fwd: Request for Clarification: Equity Impacts of Parking Management at 2096 W Broadway (DP-2024-00903)

City of Vancouver Warning - This message is from an external sender
Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Councillors,

I am writing to request that Council bring forward an amendment to the implementation of the Broadway Plan to introduce **binding, enforceable equity and family-access protections** at the rezoning and development permit stage.

The Broadway Plan explicitly commits the City to advancing equity and inclusion, supporting families, ensuring accessibility, providing social infrastructure, preventing displacement, and enabling participation in community life.

However, the City has now confirmed that parking minimums are removed, infrastructure provision is market-determined, no site-level Social Impact Assessments are conducted, no Equity Audits are required, no Family Viability standards exist, no accessibility allocation protections exist, no priority access mechanisms exist for Below-Market Rental households, and no binding equity conditions are applied at rezoning.

This creates a structural contradiction: **Equity, family housing, and inclusion exist in policy language; but not in binding approvals.**

Given that the City mandates:

- 35% family-sized units but does not mandate:
- functional access to infrastructure
- family logistics viability
- mobility access protection
- **equitable** allocation of shared resources

This produces **numerical inclusion without functional inclusion**.

I respectfully request that Council explore an amendment directing staff to implement binding **equity governance mechanisms in Broadway Plan rezonings**, including:

• rezoning conditions for functional accessibility and family viability
• housing agreement covenants protecting equitable access
• priority allocation protections for BMR and mobility-impaired residents
• site-level Equity / Accessibility Impact Reviews
• binding implementation standards (not market allocation)

Research consistently shows that families do not significantly reduce vehicle use simply by proximity to transit. Chronic undersupply instead creates spillover traffic, increased emissions, and higher pedestrian safety risk in surrounding neighbourhoods.

If equity is real, it must be **enforceable, auditable, and binding;** not aspirational.

This is not anti-housing or anti-density. It is pro-governance, pro-equity, and pro-policy integrity. Thanks very much for your time.

Sincerely,

s.22(1)

---------- Forwarded message ---------
From: **Broadway Plan** <broadwayplan@vancouver.ca>
Date: Mon, Jan 26, 2026 at 9:20\u8239 AM
Subject: RE: Request for Clarification: Equity Impacts of Parking Management at 2096 W Broadway (DP-2024-00903)

To: s.22(1) [redacted]

Hello s.22(1) [redacted]

Thank you for your questions. The Broadway Plan has a goal of having 80% of all trips in the Plan area made by sustainable transportation modes (walking, cycling, rolling, and transit) by 2030. Chapter 14 of the Broadway Plan outlines the transportation goals of the Broadway Plan, which aims to improve conditions for all transport modes while efficiently managing parking and road space to allow for better vehicle movement for people who require motor vehicles for accessibility needs.

As of June 2025, the City of Vancouver removed parking minimum requirements across the entire city and for all development types. As a result, it is the developer that sets the rates for parking they want to provide in accordance with what they think is necessary for their development, and what is feasible from a financial perspective for a project's viability. In practice, most developers do provide parking spaces on-site to accommodate building residents, customers, and users who need or desire on-site parking.

Furthermore, a developer or owner is responsible for setting rent prices, including parking prices within whatever limits of the program they are using. The City does not dictate how much it will cost to rent stalls.

However, the City does still require and will always require parking for accessible, visitor, loading, and pick-up / drop-off spaces in a development. The City recognizes and supports the need for these types of parking spaces in residential and commercial spaces. For individual developments, the City of Vancouver follows its Building Bylaws, which mandate accessibility standards.

The City does not conduct Social Impact Assessments for individual development sites.

The City continues to support its city-wide goal of two-thirds of trips be by walking, cycling, and transit by 2030 to address the climate crisis.

Let us know if you have any further questions.

Regards,

The Broadway Plan Team

broadwayplan@vancouver.ca

www.vancouver.ca/broadwayplan

From: s.22(1)
Sent: Friday, January 16, 2026 4:54 PM
To: Broadway Plan <broadwayplan@vancouver.ca>
Subject: Request for Clarification: Equity Impacts of Parking Management at 2096 W Broadway (DP-2024-00903)

I am writin to ou as s.22(1) of the proposed development at s.22(1). I am seeking to understand how the City's Equity Framework and the Broadway Plan's "Social Infrastructure" mandates (Chapter 11) are being applied to the functional accessibility of this project.

Specifically, I am struggling to reconcile the project's goals for inclusivity with the proposed parking allocation. I would appreciate an Equity Audit or Social Impact Statement to clarify the following:

1. The Resident-to-Unit Ratio and "Family Housing" Viability
My understanding of the Vancouver Parking By-law (Section 4) suggests that for a 260-unit building, a significant portion of the proposed 66 stalls is legally mandated for specific non-resident uses before any resident stalls are allocated:

Total Proposed Stalls: 66
Mandated Visitor Allocation (0.05/unit): ~13
Mandated Accessible Stalls (1.0+0.034/unit): ~10
Net Remaining Stalls for 260 Households: 43
Resulting Resident-to-Unit Ratio: 0.16 (correct?)

The Broadway Plan mandates a 35% mix of family-sized units (91 homes). I am curious as to how a 0.16 ratio supports these 91 families. Current research, including the 2025 Metro Vancouver Regional Parking Study and the CCPA's

"Moving Beyond the Car" report, confirms that families near transit still maintain a "logistics floor" for vehicle use due to the complexities of "trip-chaining" (e.g., school drop-offs, medical appointments, and grocery trips) that are not yet efficiently served by a hub-and-spoke transit system. How has this been considered by the city, from an equity stand point?

2. Equitable Allocation of "Unbundled" Resources
It is my understanding that these 43 stalls will be "unbundled" and rented separately.

What mechanisms are in place to ensure that households in the 20% Below-Market Rental (BMR) units are not priced out of the building's infrastructure by market-rate tenants?

Does the City mandate a Priority Allocation Covenant to ensure that residents with SPARC mobility permits or families in 3-bedroom units have "Right of First Refusal" for these stalls? Without such protections, is there is a concern that accessibility becomes a market commodity rather than a planned utility?

3. Functional Access to Community and Cultural Space

The project includes the Ohel Ya'akov Community Kollel, a vital community asset. How does the City ensure that "shared parking" doesn't inadvertently exclude elderly members or families travelling from outside the neighbourhood to participate in services?

Has a study been conducted to ensure that the lack of dedicated parking for this cultural space does not create a barrier to assembly for those with limited mobility who cannot utilize the future Arbutus Station?

4. Request for Audit or Social Impact Statement

I am interested in understanding how the City prevents Constructive Discrimination, where the design of a building's services functionally bars certain protected groups (such as large families or the mobility-impaired) from residency.

Could you please direct me to any Social Impact Assessment or Equity Audit conducted for this site that addresses these specific logistical challenges? I am eager to learn how this project will remain inclusive for all demographics, as promised in the Broadway Plan.

Sincerely,

s.22(1)

From: s.22(1)

To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Sim, Ken" <Ken.Sim@vancouver.ca>

CC: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
"Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>

Date: 1/30/2026 8:14:21 AM

Subject: Opposition to TELUS Development Application Design the the Re-zoning of 20202-2212 W 10th Avenue for a 25 Story Tower

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

To Mayor and Council,

I am writing prior to this rezoning application being advanced to Public Hearing to express my opposition to the proposed 25-storey, 221-unit tower. The proposal raises serious concerns related to transparency, neighbourhood fit, safety, and equity, and I urge Council not to support it in its current form. The following points outline my primary concerns.

To begin, the level of public notification and consultation associated with this application has been inadequate. Several residents in the immediate vicinity did not receive rezoning notification cards, limiting awareness and meaningful participation. In addition, notice of the related TELUS exchange building application was not posted until January 29, 2026—nearly a year after the initial development application was submitted in March 2025. This delayed disclosure undermines transparency and public confidence in the planning process.

A further concern relates to how Marstrand Avenue is being treated within this proposal. Although Marstrand clearly functions as a street, it is effectively being treated as a lane, allowing reduced setbacks and an inappropriate frontage condition. The new TELUS building is planned to be constructed directly at the property line, which zoning may technically permit, but doing so would eliminate three mature trees on the north side of Marstrand Avenue and leave insufficient space for an adequate sidewalk.

Residents are proposing a minimum 10-foot setback along Marstrand Avenue to allow for meaningful landscaping and a proper pedestrian pathway. This setback would preserve the existing trees and streetscape—both of which are defining features of Marstrand Avenue and an integral part of the Arbutus Walk neighbourhood identity—while also providing space for an accessible, pedestrian-friendly route for residents, schoolchildren, and seniors. Without this setback, the street will be left with a stark building wall at the lot line, diminished tree canopy, and an unsafe, inhospitable pedestrian environment.

There are also unresolved safety and livability concerns associated with the exchange building itself. Its proximity to residential properties raises legitimate issues related to noise, vibration, exhaust, and venting. In addition, the proposed TELUS parkade ramp is located almost directly opposite the existing ramp at 2228 Marstrand Avenue, creating a foreseeable and unnecessary safety risk for vehicles entering and exiting both properties.

The surrounding street network is already under strain and cannot reasonably accommodate the traffic volumes this development would generate. The site is bounded by a one-way street and bike route along West 10th Avenue and by Marstrand Avenue, a narrow street that has experienced increased traffic since recent transportation changes were introduced. The western portion of Marstrand Avenue is privately owned by Strata LMS3170, meaning increased traffic will directly impose additional maintenance and safety costs on residents. Portions of the street lack sidewalks, and pedestrian safety has become an increasing concern—particularly given the site's proximity to two schools and the

existing peak-hour congestion they generate. The overall scale of this proposal exceeds what the surrounding infrastructure can safely support.

Finally, the proposed tower would have a significant and unacceptable impact on St. John's School, located directly across the street. The shadowing of the school playground would not be permitted for a public school. Independent schools should not be subject to a lower standard. All children deserve equitable access to sunlight and safe outdoor play space, and approving this rezoning would effectively endorse unequal treatment.

I respectfully ask Mayor and Council to visit the site and assess firsthand how the massing and height of this proposal overwhelm the lot and surrounding streets. Council has a responsibility to ensure development strengthens neighbourhood character and livability. This proposal does not meet that standard. I urge you to reject the application in its current form and require a substantially revised design—one that is lower in height, preserves solar access, protects the streetscape, and responds more thoughtfully to the needs of the surrounding community.

Thank you for your time and consideration.

Best, s.22(1)

s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/12/2026 5:48:47 PM
Subject: Opposition to TELUS Development on West 10th Ave

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express my **opposition** regarding the TELUS tower proposal at West 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

While I support increasing housing supply, density, and especially additional non-market housing, I am asking Council to reject this specific proposal based on the following:

1. Critical Safety & Infrastructure Risks

- Gridlock: This proposal is at the corner of Yew and Marstrand, which is not a through street - there is a dead end due to the Arbutus Greenway Park. There is already gridlock in this area due to the fact that there is no alleyway behind the residential block on Marstrand, meaning that delivery and service vehicles must park on Marstrand. Marstrand also absorbs a lot of through traffic due to West 10th Ave being a one-way street with two schools located on it. Adding to this congestion on a heavily used pedestrian route to the Arbutus Greenway Park Playground and a nearby seniors residence (located on Yew and 12th) will add to vehicle and pedestrian conflicts.

- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a legal street. There is already a need to have more walkways on Marstrand Ave due to the existing blind corner at Yew and Marstrand (currently

- pedestrians often walk on the street and can't easily be seen by cars turning onto Marstrand).

2. Direct Conflict with Broadway Plan Principles

- The Broadway Plan calls for new developments to 'encourage contextual design' and 'recognize and enhance the area's distinctive neighbourhoods and places'. It's unclear how a 25-story tower does this in an area dominated by 5-7-story buildings.
- School Adjacency: The shadowing of St. John's School's outdoor play areas. Shadowing children's play space is explicitly discouraged in the Broadway Plan (*page 7 - In all instances, the overall height, density, and form of development should be sensitive to the surrounding context. This would include consideration of street character, views, shadowing, topography, access and circulation, and privacy*).

There is also a need for cumulative impact analysis of multiple developments on a single block, with the potential of the Fraser Academy redevelopment.

I want this site to be more than an unused parking lot and am looking forward to the benefits that the Broadway subway will bring to this area, but please require a cumulative block impact analysis, consideration of the surrounding streets to increased traffic, a solution that is aligned to the guiding principles of the Broadway Plan, and a true safety/livability study before ever allowing this project to be meaningfully considered.

Thank you,

s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
CLRdominato@vancouver.c
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/10/2026 6:31:42 PM
Subject: Opposition to the Telus tower proposal at West 10th Avenue and Yew Street

---

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.
- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian/cyclist collisions. FOI traffic studies prove the block is already beyond capacity.
- Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private property.

- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a legal street.

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.
- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.
- The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 storey low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely,

s.22(1)

From: "Kennett, Bonnie" <bonnie.kennett@vancouver.ca>
To: "Council - DL" s.15(1)(l) @vancouver.ca>
"Sim, K" s.15(1)(l) @vancouver.ca>
CC: "CC Meeting Coordinators - DL" s.15(1)(l) @vancouver.ca>
"Mayor's Office Staff - DL s.15(1)(l) @vancouver.ca>
Date: 3/4/2026 3:12:10 PM
Subject: Presentation - Public Hearing - March 4, 2026 (reconvening from February 17, 2026
Attachments: phea4staffpresentation.pdf

Please see attached for presentation for Item 4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca
604.873.7269

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x?m?? k??y??m (Musqueam Indian Band), S?wx_wú7mesh Úxwumixw (Squamish Nation), and s?lilw?ta? (Tsleil-Waututh Nation).

Pronouns: she/her/hers



CITY OF VANCOUVER | Rezoning Centre

CD-1 Rezoning

2202-2212 West 10th Avenue and 2221 Marstrand Avenue

PUBLIC HEARING February 17, 2026

Recommend **Support**

City of Vancouver - FOI 2026-425 - Page 79 of 138

Site and Context

CITY OF VANCOUVER | Rezoning Centre

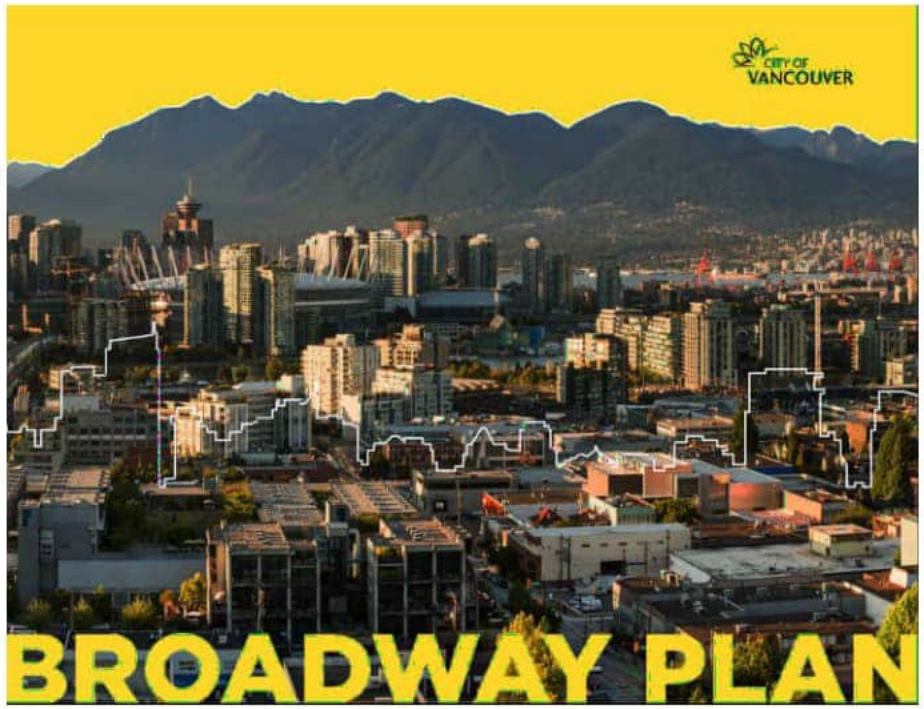
Public Hearing | 2202-2212 W 10th Avenue and 2221 Marstrand Avenue

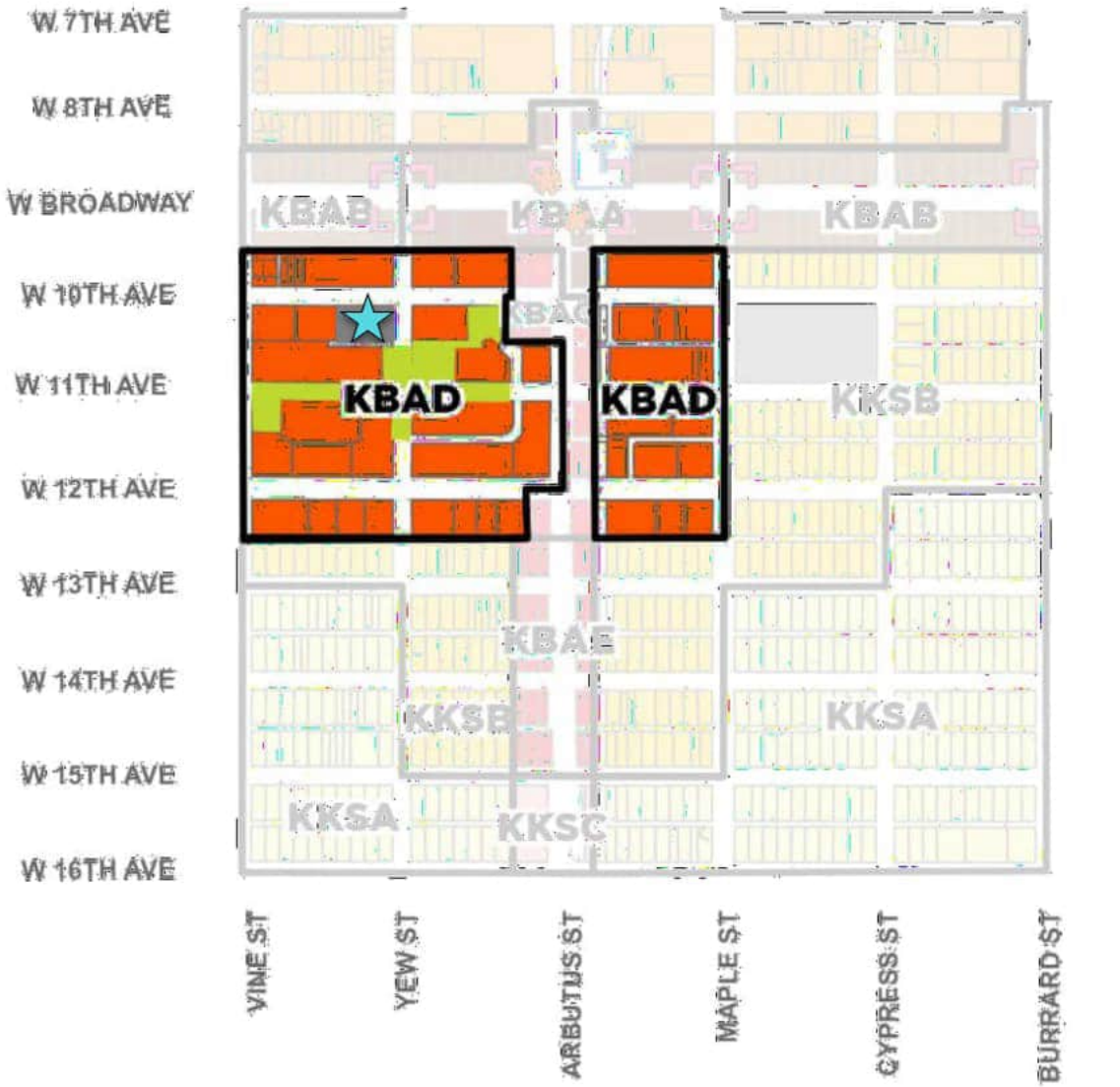


Policy: Broadway Plan

CITY OF VANCOUVER | Rezoning Centre

Public Hearing | 2202-2212 W 10th Avenue and 2221 Marstrand Avenue





Summary

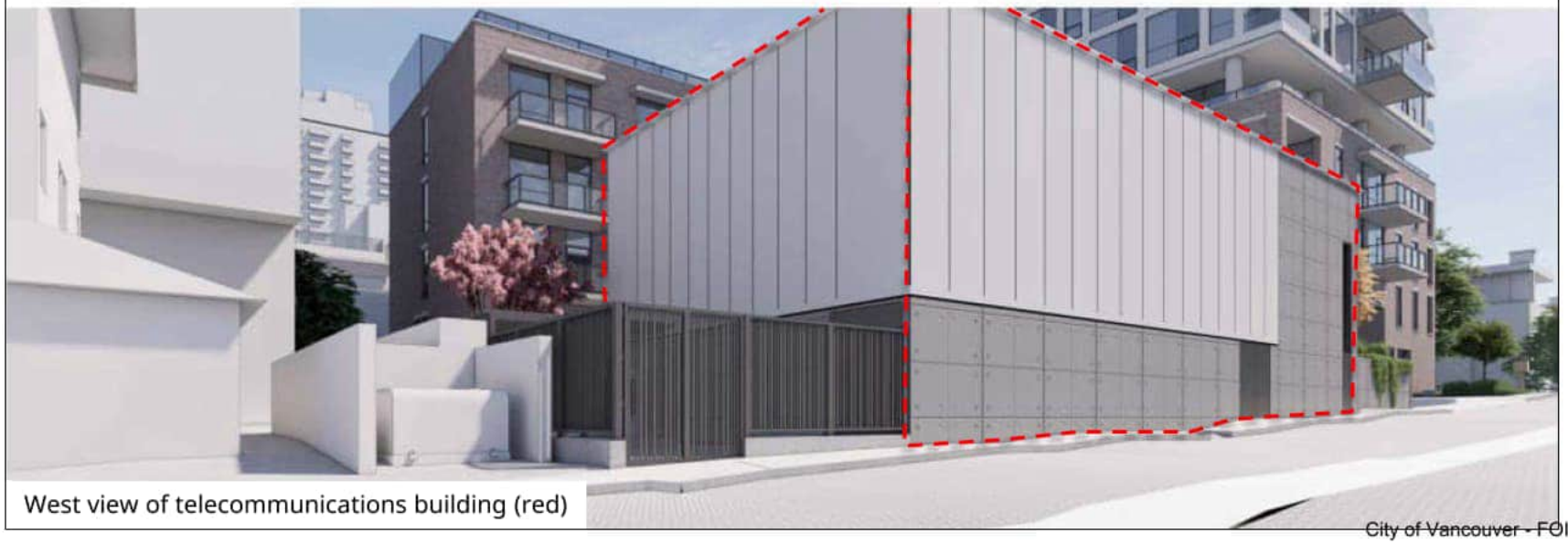
Height	25 storeys
Land use	Residential Telecommunications (Public Utility)
Units	221 (20% BMR)
Density	6.65 FSR
Details	200 ft. frontage Modernized telecommunications building Shadowing onto St. John's School



City of Vancouver - FOI 2026-425 - Page 82 of 138



East view of telecommunications building (red)



West view of telecommunications building (red)



Aerial image looking southwest

Shadow Condition

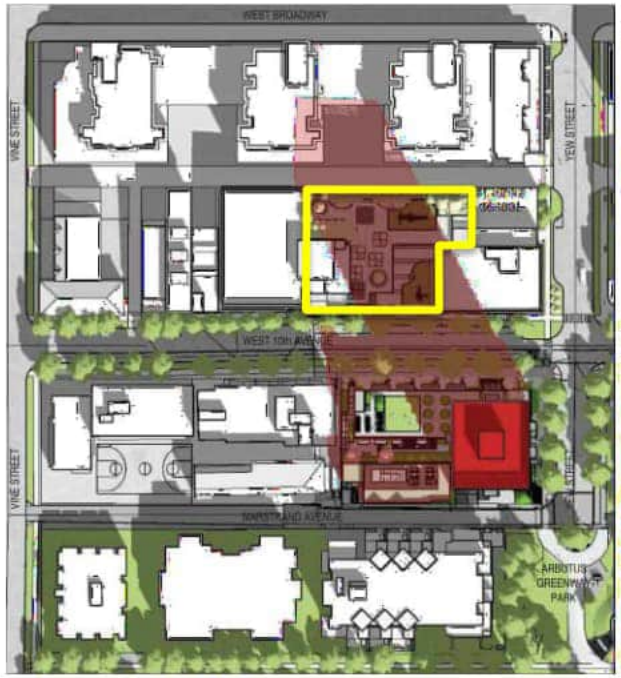
New buildings should minimize shadowing impacts on independent school yards, particularly during school hours.

- Policy direction is flexible
- Applicant undertook a “design exercise” to explore minimizing shadows
- Shadow studies assessed three development scenarios and alternative tower locations



RECESS: MARCH 21 - 10:30 AM

RECESS: MARCH 21 - 10:40 AM



LUNCH: MARCH 21 - 12:00 PM



LUNCH: MARCH 21 - 12:15 PM

Applicant Led Shadow Analysis – Six Storey Building

CITY OF VANCOUVER | Rezoning Centre

Public Hearing | 2202-2212 W 10th Avenue and 2221 Marstrand Avenue



MARCH 21 - 8:00 AM



MARCH 21 - 10:00 AM



MARCH 21 - 11:00 AM



MARCH 21 - 12:00 PM



MARCH 21 - 12:30 PM



MARCH 21 - 1:00 PM



MARCH 21 - 2:00 PM



MARCH 21 - 4:00 PM

New buildings should minimize shadowing impacts on independent school yards, particularly during school hours.

- Policy direction is flexible
- Applicant undertook a “design exercise” to explore minimizing shadows
- Shadow study assessed multiple development scenarios and alternative tower locations
- The applicant has followed the intent of the Plan and reduced the shadow condition
- Condition of approval to improve shadowing condition within the summer months
- Given the broad policy direction, staff cannot firmly conclude on the proposed shadow condition

Support:

- ✓ BMR Housing – Approx. 45 Units
- ✓ Neighbourhood Fit and Community Benefits
- ✓ Transit Oriented Development



Concerns and Responses:

- **Height and scale**
  - ✓ Height and density supported
  - ✓ Site frontage allows for additional height consideration
- **Loss of sunlight and shadowing effects**
  - ✓ Policy directs new buildings to minimize impacts onto independent school yards during school hours
  - ✓ Applicant undertook an extensive design exercise
- **Traffic, parking, and safety**
  - ✓ High active travel and rapid transit potential
  - ✓ Engineering reviewed the proposal
- **Community benefits, infrastructure, and services**
  - ✓ Proposed BMR units
  - ✓ VSB and Park Board collaboration
  - ✓ Broadway Plan Public Benefits Strategy
- **Planning process and community engagement**
  - ✓ Staff met directly with stakeholders
  - ✓ In-person information session

Concurrent Development Permit Process



View of existing telecommunications building



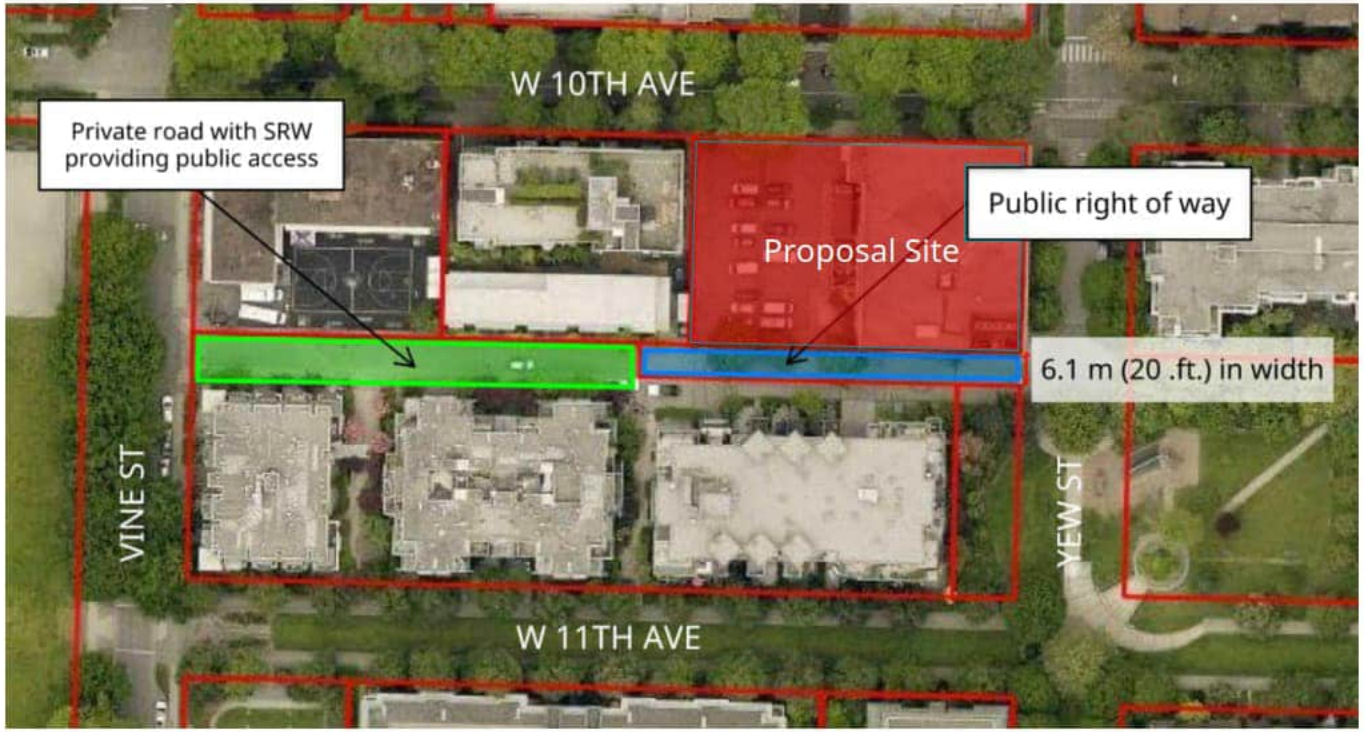
Rezoning version



Development permit version with conditions applied

- Existing building cannot be demolished until the new facility is operational
- New facility processed under exiting C-7 zone
- Concurrent development permit review is procedurally compliant
- Development permit has not been issued – Conditions have been applied to improve building interface

Lane designation and SRW along Marstrand Avenue



STREET AND TRAFFIC BY-LAW NO. 2849

"Lane" means any street not more than 10.06 metres in width.

VANCOUVER CHARTER

[SBC 1953] CHAPTER 55

"street" includes public road, highway, bridge, viaduct, lane, and sidewalk, and any other way normally open to the use of the public, but does not include a private right-of-way on private property

The SRW explicitly permits unrestricted public access, including vehicular and pedestrian traffic.

There are no express limitations on traffic volume or intensity.



Other Public Benefits

Rental housing	221 units
Below-market rental housing	~45 units
Telecommunications building	



CITY OF VANCOUVER | Rezoning Centre

CD-1 Rezoning

2202-2212 West 10th Avenue
2221 Marstrand Avenue

- Application meets policy
- Staff support, subject to Appendix B

PUBLIC HEARING February 17, 2026

Recommend **Support**

City of Vancouver - FOI 2026-425 - Page 93 of 138

From: "Kennett, Bonnie" <bonnie.kennett@vancouver.ca>
To: "Council - DL" s.15(1)(l) @vancouver.ca>
"Sim, K" s.15(1)(l) @vancouver.ca>
CC: "CC Mayor and Council Support - DL" s.15(1)(l) @vancouver.ca>
"PH Coordinators - DL" s.15(1)(l) @vancouver.ca>
"CC Meeting Coordinators - DL" s.15(1)(l) @vancouver.ca>
"Mayor's Office Staff - DL" s.15(1)(l) @vancouver.ca>
Date: 3/4/2026 4:02:06 PM
Subject: RE: Additional Correspondence - Public Hearing - March 4, 2026 (reconvening from February 17, 2026)
Attachments: phea4opposed20260304-3.pdf

Good afternoon:

Attached are additional pieces of correspondence for Item 4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue.

Opposed x 1

Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca <mailto:bonnie.kennett@vancouver.ca>
604.873.7269

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x?m??k??y??m (Musqueam Indian Band), S?wx_wú7mesh Úxwumixw (Squamish Nation), and s?ilw?ta? (Tsleil-Waututh Nation).

Pronouns: she/her/hers

Case Summary

Case ID:	201003154170
Case creation date:	3/4/2026, 3:46:55 PM
Case created by:	Service Account
Case created user information:	s.15(1)(l) - User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 26_3 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Mobile/23D127 Twitter for iPhone/11.69
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue
Position:	Oppose the application
Comments:	The neighbour hood cannot handle this development especially since you have chose not to extent he why train to UBC. The place is already congested as is and you want to put this next to a school?
Neighbourhood:	Kitsilano

Contact information:

Street number: s.22(1)

Street name:

Unit number:

City:

Name:

Email address:

Phone number:

Back Save

From: "Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
To: "Peters, Casey" <Casey.Peters@vancouver.ca>
CC: "Burris, Kevin" <Kevin.Burris@vancouver.ca>
"Murray, Grant" <Grant.Murray@vancouver.ca>
Date: 3/4/2026 7:44:00 PM
Subject: RE: Condition re: ensuring sidewalk on Marstrand

Thank you

Councillor Peter Meiszner *(he/him)*
City of Vancouver
453 W. 12th Ave, Vancouver, B.C., Canada V5Y 1V4
e. peter.meiszner@vancouver.ca
Twitter: @PeterMeiszner
Links: Linktree: Facebook, LinkedIn, Instagram

Assistant

Assistant

Sarah Basi (she/her) | Assistant to Councillors
City of Vancouver | Mayor and Council Support
453 W. 12th Avenue, Vancouver, BC V5Y 1V4
sarah.basi@vancouver.ca | 604.871.6713

The City of Vancouver acknowledges the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

From: Peters, Casey <Casey.Peters@vancouver.ca>
Sent: Wednesday, March 4, 2026 7:44 PM
To: Meiszner, Peter <Peter.Meiszner@vancouver.ca>
Cc: Burris, Kevin <Kevin.Burris@vancouver.ca>; Murray, Grant <Grant.Murray@vancouver.ca>
Subject: RE: Condition re: ensuring sidewalk on Marstrand

Hi Again,
Draft pasted below:

s.13(1)



s.13(1)



From: Peters, Casey
Sent: Wednesday, March 4, 2026 7:42 PM
To: Meiszner, Peter <Peter.Meiszner@vancouver.ca>
Cc: Burris, Kevin <Kevin.Burris@vancouver.ca>; Murray, Grant <Grant.Murray@vancouver.ca>
Subject: RE: Condition re: ensuring sidewalk on Marstrand

Hi Clr,

We did prepare a draft condition in anticipation that we might get this request.

I'll get you a draft in one sec.

Casey

From: Meiszner, Peter <Peter.Meiszner@vancouver.ca>
Sent: Wednesday, March 4, 2026 7:40 PM
To: Peters, Casey <Casey.Peters@vancouver.ca>
Subject: RE: Condition re: ensuring sidewalk on Marstrand

Sorry Casey, I hit send too soon – wondering if you could help me with language?

Councillor Peter Meiszner *(he/him)*
City of Vancouver
453 W. 12th Ave, Vancouver, B.C., Canada V5Y 1V4
e. peter.meiszner@vancouver.ca
Twitter: @PeterMeiszner
Links: Linktree: Facebook, LinkedIn, Instagram

Assistant

Assistant

Sarah Basi (she/her) | Assistant to Councillors
City of Vancouver | Mayor and Council Support
453 W. 12th Avenue, Vancouver, BC V5Y 1V4

sarah.basi@vancouver.ca | 604.871.6713

The City of Vancouver acknowledges the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

From: Meiszner, Peter
Sent: Wednesday, March 4, 2026 7:39 PM
To: Peters, Casey <Casey.Peters@vancouver.ca>
Subject: Condition re: ensuring sidewalk on Marstrand

Councillor Peter Meiszner *(he/him)*
City of Vancouver
453 W. 12th Ave, Vancouver, B.C., Canada V5Y 1V4
e. peter.meiszner@vancouver.ca
Twitter: @PeterMeiszner
Links: Linktree: Facebook, LinkedIn, Instagram

Assistant

Assistant

Sarah Basi (she/her) | Assistant to Councillors
City of Vancouver | Mayor and Council Support
453 W. 12th Avenue, Vancouver, BC V5Y 1V4
sarah.basi@vancouver.ca | 604.871.6713

The City of Vancouver acknowledges the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/1/2026 9:43:55 PM
Subject: Strong Concerns regarding TELUS Tower Proposal – W 10th & Yew

City of Vancouver Warning - This message is from an external sender
Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a resident of the neighbourhood writing to express serious concern about the proposed TELUS tower at W 10th Avenue and Yew Street (2022-2122 W 10th Ave).

I fully support increasing housing supply, including higher-density and non-market housing. Transforming a parking lot into homes can be positive—but growth must never compromise safety, transparency, or the livability of existing neighbourhoods.

I urge Council to reject this proposal for the following reasons:

1. Safety and Infrastructure Concerns

- **Impact on St. John's School:** The tower would shadow outdoor play areas, undermining student well-being. The Broadway Plan explicitly discourages shadowing children's play spaces.

- **Traffic and Cycling Risks:** W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips increases the risk of collisions. FOI traffic studies show the block is already beyond capacity.

- **Marstrand Avenue Mischaracterization:** Marstrand is a legal street

- owned privately by the adjacent strata, which has not consented to increased traffic or burdens on their property.

- **Infrastructure Gaps:** The proposal lacks essential setbacks, sidewalks, and public realm improvements, and improperly attempts to bypass sidewalk requirements.

2. Conflicts with Broadway Plan Principles

- Taller buildings are intended for major arterials, not tucked into internal residential blocks.

- Yew Street is designated as a future greenway.

- The plan calls for human-scale development, sunlight protection, and context-sensitive design for low-rise residential blocks.

- Cumulative impact assessments, including the pending Fraser Academy project, have not been considered.

3. Procedural Concerns

- Required legal signage and resident notifications were not provided (confirmed via FOI).

- Public Q&A sessions were not reopened after notification errors.

- Shadow studies have not been disclosed to the community.

- Planning staff have suggested Marstrand Avenue can be exempt from sidewalk requirements, despite its legal status.

I ask you to please reconsider this plan and consider a building that will better fit the neighbourhood and its needs, and won't put others including seniors and children at risk. I urge Council to prioritize community safety, transparency, and livability in your decision-making. Vancouver's strongest neighbourhoods are built collaboratively, and we welcome growth that is safe, context-sensitive, and constructive.

Thank you for your attention and leadership.

Best,
s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
CC: s.22(1)
Date: 1/31/2026 5:54:54 PM
Subject: Tall Rental Building NOT for the Greater Good!

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

\u-257 ?
Dear Mayor and City Council Members,

Please accept my written opposition to the proposed 25-30 storey rental apt. Telus Tower at 2022-2122 W.10th Ave.
(25 storeys plus 4 podium levels plus roof garden.)

This would be devastating to the neighbourhood ! It clearly disregards the original concept of urban liveability for Arbutus Walk.

This is presently a highly utilized high density area with schools, playing fields, child's playground, Community Centre, Seniors Residence & apartment/condo buildings. The height of the proposed building will not only create harmful shadows—it will remove the SKY for our apartments facing North or West!

The negative impacts of this tower will be a profound strain on this as a community, its safety, and its infrastructure. There are many unanswered questions, but two stand out in particular: 1.) it is located across from a school with a narrow one way street and bike lane! 2.)Marstrand Ave is a narrow brick street without sidewalks or a back lane, and not designed for use by the general public.

Please reconsider this proposed project! It is certainly not in harmony with the community. Funding for the new transit system by constructing this 30 storey highrise at 2022 - 2122 W10th Ave. is NOT for the greater good!

Thank you,

s.22(1)

From: "Sophie Perndl" <sophie@perndlconsulting.com>
To: "Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Sim, Ken" <Ken.Sim@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
CC: "Jarred Anderson" <jarred.anderson@telus.com>
"Lorne Wolinsky" <lorne.wolinsky@ledcor.com>
Date: 2/2/2026 11:21:02 AM
Subject: TELUS / Lecor development project - West 10th Ave
Attachments: TELUS W 10th - Public Engagement Summary - 2026-1-23.pdf
TELUS W 10th- Select OH Display Boards - 2026-1-16.pdf
TELUS W 10th - Rezoning Summary and Shadowing Details - 2026-1-30-compressed.pdf

---

City of Vancouver Warning - This message is from an external sender
Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Councillors,

Thank you for the time you spent earlier in 2025 to better understand the TELUS development portfolio and the bigger critical infrastructure improvement story that is driving the redevelopment of these sites.

I would like to provide you with more in depth information on our proposal at 2202-2212 West 10th as this project has received significant public interest.

Attached please find:

- The rezoning summary and shadowing overview
- Select project summary pages from our Nov 2025 in-person public open house
- A public engagement summary

We welcome any questions you may have. Please feel free to connect with myself, Lorne or Jarred (both copied).

Best,
Sophie

P 604 506 9255
E sophie@pernulconsulting.com
Pernul CONSULTING

We acknowledge that we live, work and learn on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations and we are grateful for their continuous stewardship of these lands.

memo

January 23, 2026

Client Name: Ledcor
Project Address: 2202-2212 W 10th
City: Vancouver

RE: TELUS W 10th - Applicant-led Public Engagement Summary

Proposal Background

LPI Management Ltd. , in partnership with TELUS Living, submitted a rezoning application for 2202-2212 West 10th Avenue (at Yew) under the City of Vancouver's Broadway Plan in October 2024. The property is currently occupied by a telecommunications utility building and parking lot with no residential tenants on site. Located immediately to the north of the site, across 10th Avenue is St. John's School, a private school.

In compliance with the Broadway Plan, the proposed 25-storey tower and podium will deliver 221 rental homes, including 20% below-market units, alongside a new TELUS utility building.

The project team has undertaken a number of public engagement initiatives to ensure the local community has the opportunity to learn about the application, ask questions and provide feedback to the project team. This was undertaken in addition to the City of Vancouver's Shape Your City process. The following provides a summary of all activities:

Initial Community Outreach

In advance of the rezoning application submission and following the submission, the applicant team sent an introductory letter to the community to ensure neighbours were aware of the application and able to connect directly with the team.

Neighbour Letter 1: November 2024
Neighbour Letter 2: March 2025

Direct Engagement with St. John's School

The project team was able to meet with school administration on two occasions and additional meeting opportunities were offered by the team:

1. Meeting 1: September 2024

2. Meeting 2: June 2025
3. An open house was offered to the school in the fall of 2025 for school families to learn more about the application and ask questions of the team. This offer was declined by the school.
4. Further outreach to offer meetings with the project was undertaken in January 2026.

Direct Engagement with Fraser Academy

Fraser Academy is located on the same block as the site and therefore the applicant team engaged them directly to ensure they were aware of the application and had a chance to ask any questions.

- Initial outreach: January 2025
- Ongoing meetings and communication: Summer 2025 - onward

Direct Engagement with Arbutus Co-op

As a direct neighbour, the project team proactively reached out to Arbutus Co-op on a number of occasions.

- Initial email: October 2024
- Ongoing communication: March 2025 - onward
- A dedicated in-person open house / information session was offered to the Co-op but they opted to attend the in-person public open house instead.

Engagement with Local Community Groups

Outreach to the local business community and local community organizations was undertaken to ensure project information was shared proactively and folks had the opportunity to engage with the project team directly to offer feedback and have their questions answered. This included the following groups:

- Businesses along Broadway between Arbutus and Vine Streets
- West 4th BIA and West Broadway BIA
- Kits Neighbourhood House
- West Side Family Place
- Kits High PAC
- Meraloma Rugby Club
- Vancouver Resource Society

Communications Initiatives

In addition to direct outreach, the project team also created the following:

- Additional site sign to advertise the project website
- Dedicated project website that provides fulsome project information to complement the City's Shape Your City page. www.regentontenth.com

In-Person Public Open House

In collaboration with City staff, the project team hosted an in-person open house in November 2025. This was in addition to the City's Shape Your City Q&A period that had taken place in July 2025.

- Given the anticipated Canada Post strike, project team members delivered notification postcards to the community per City of Vancouver staff instructions. With the strike averted, postcards were also delivered by Canada Post two weeks later.
- The project team directly notified St. John's School, Fraser Academy, Arbutus Co-op, and residential buildings in the area for which they had contact information.
- Approximately 90 people attended the open house.
- The City of Vancouver collected written feedback.

REDEVELOPMENT CONTEXT

The transition from copper to fibre-optic infrastructure allows the current utility component to be shrunken down significantly.

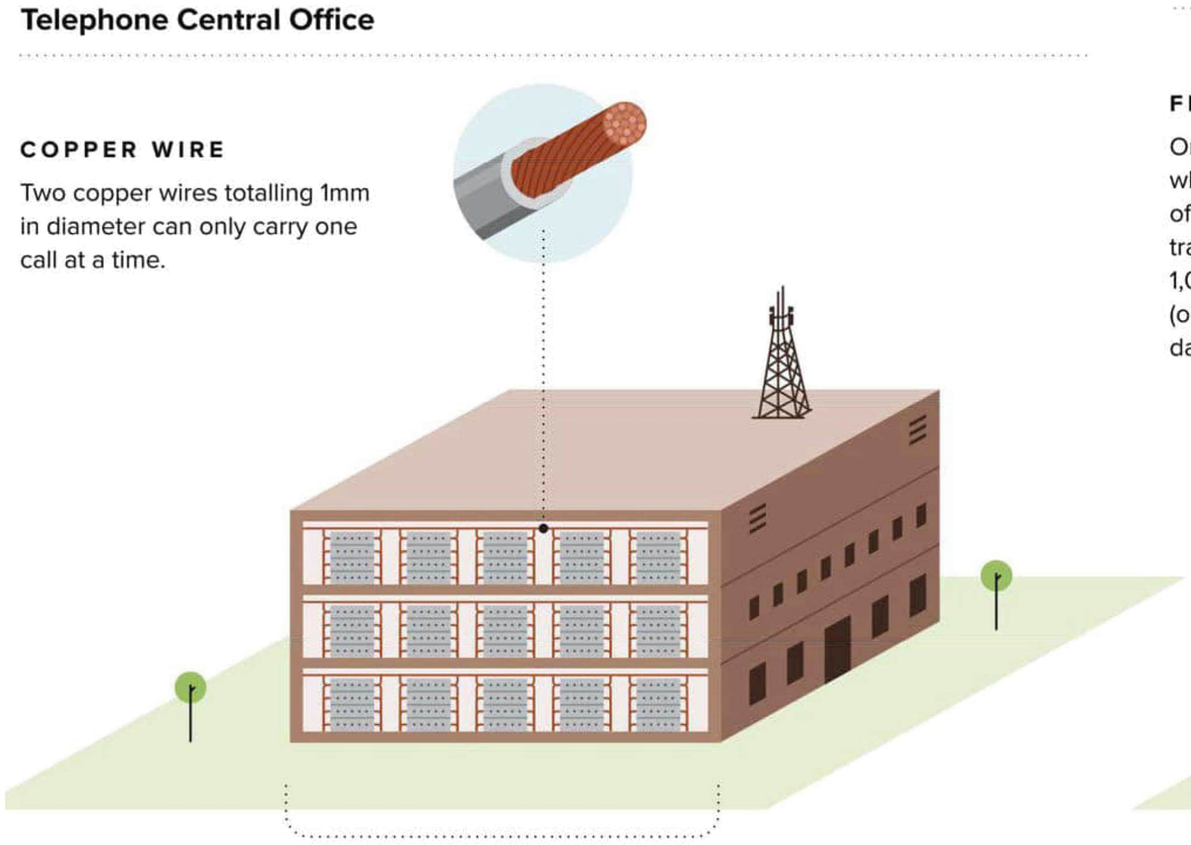
Throughout modern history, telephone exchanges have been responsible for routing phone calls, ensuring that callers are instantly connected with friends, family, businesses, and emergency services.

CURRENT

Telephone Central Office

COPPER WIRE

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



CURRENT SITE

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

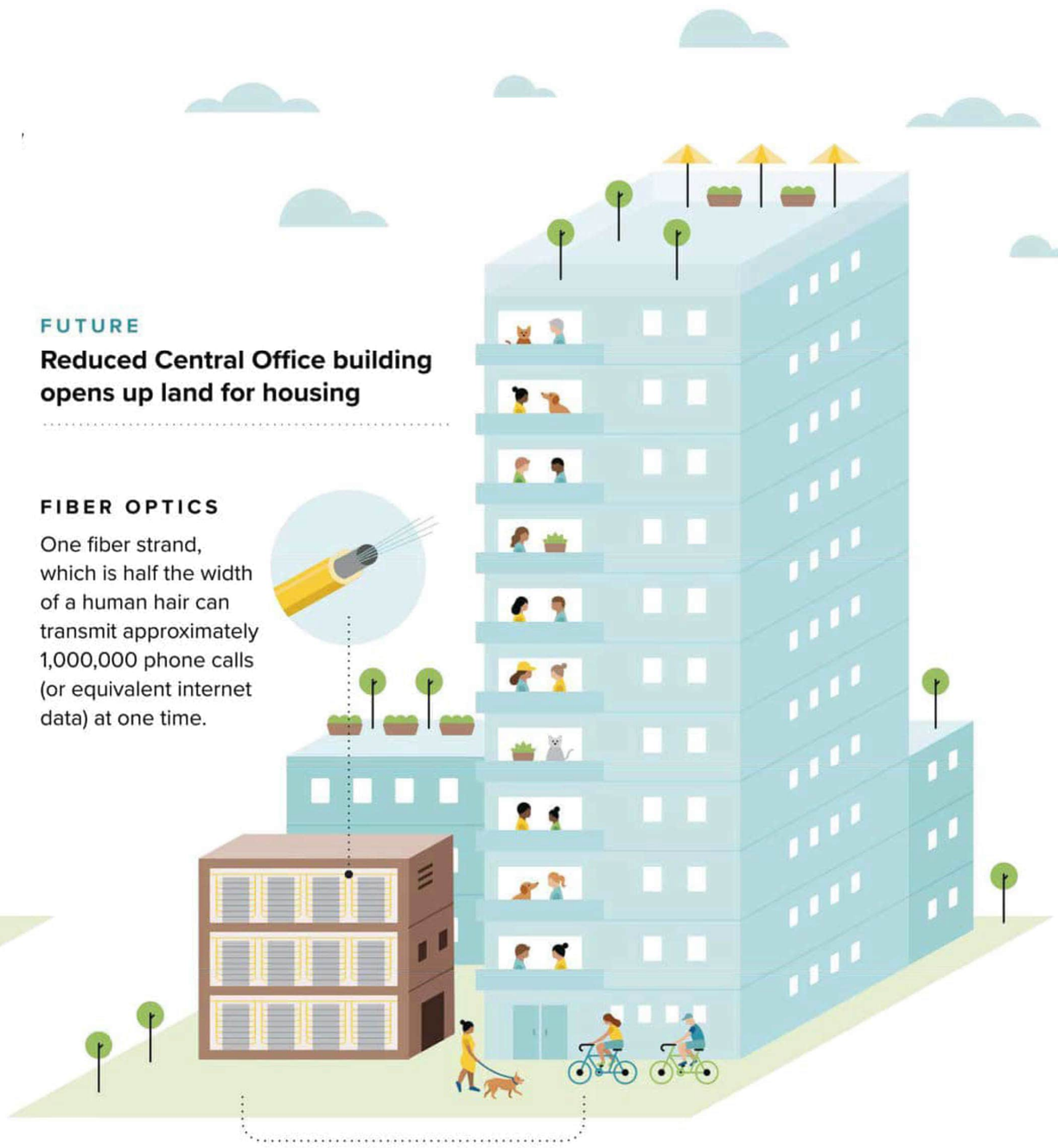
COs generally contain a cable vault, line equipment, battery room, HVAC and an emergency generator. Despite its name, COs do not serve any office functions.

FUTURE

Reduced Central Office building opens up land for housing

FIBER OPTICS

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



REDEVELOPED SITE

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

TELUS is currently transitioning their copper telephone wires to fibre optics, significantly reducing the footprint of their telephone exchanges, allowing existing utility sites to be redeveloped in a way that can accommodate much needed rental housing without displacing existing tenants.

Ledcor W 10th - Draft Display Boards.indd 10
City of Vancouver - FOI 2026-425 - Page 110 of 138
2025-10-31 2:46:46 PM

THE PROPOSAL

The existing building is proposed to be replaced with a rental residential tower and a new on-site state-of-the art utility building.





The proposal includes a 25-storey rental residential building with a four-storey podium along 10th Avenue and a new replacement utility building along Marstrand Avenue.

PROJECT SUMMARY

Building Height	25 storeys
Residential Density	6.5 FSR
Telecom Density	0.15 FSR
Vehicle Parking	78 spaces
Bicycle Parking	429 spaces

RESIDENTIAL BREAKDOWN

Total Rental Homes	221 homes
Family Oriented Rental	88 homes
Below-Market Rental	45 homes

Ledcor W 10th - Draft Display Boards.indd 11
City of Vancouver - FOI 2026-425 - Page 111 of 138
2025-10-31 2:46:52 PM

COMMUNITY BENEFITS

The proposal provides a number of public benefits.

ZERO TENANT DISPLACEMENT

The property currently has a telecommunications utility building and associated parking and does not have any residential tenants.

FAMILY-ORIENTED HOUSING

The proposal will include more housing options for families with approximately 40% 2 and 3-bedroom homes.

TRANSIT-ORIENTED DEVELOPMENT

Located within 400m of the future Arbutus Station, which is anticipated to be operational in 2026, the site is also near the Arbutus Greenway, an arterial walking and bicycle corridor.

INNOVATIVE HEAT WASTE RECOVERY PROGRAM

The utility building will feature a high-efficiency heat exchanger that captures waste heat. Instead of releasing this heat into the environment, the system transfers it to heat the residential building.

ENHANCED PUBLIC REALM

The design proposes to increase the greenspace, with landscaping that integrates natural features, promoting ecological balance.

SUSTAINABILITY

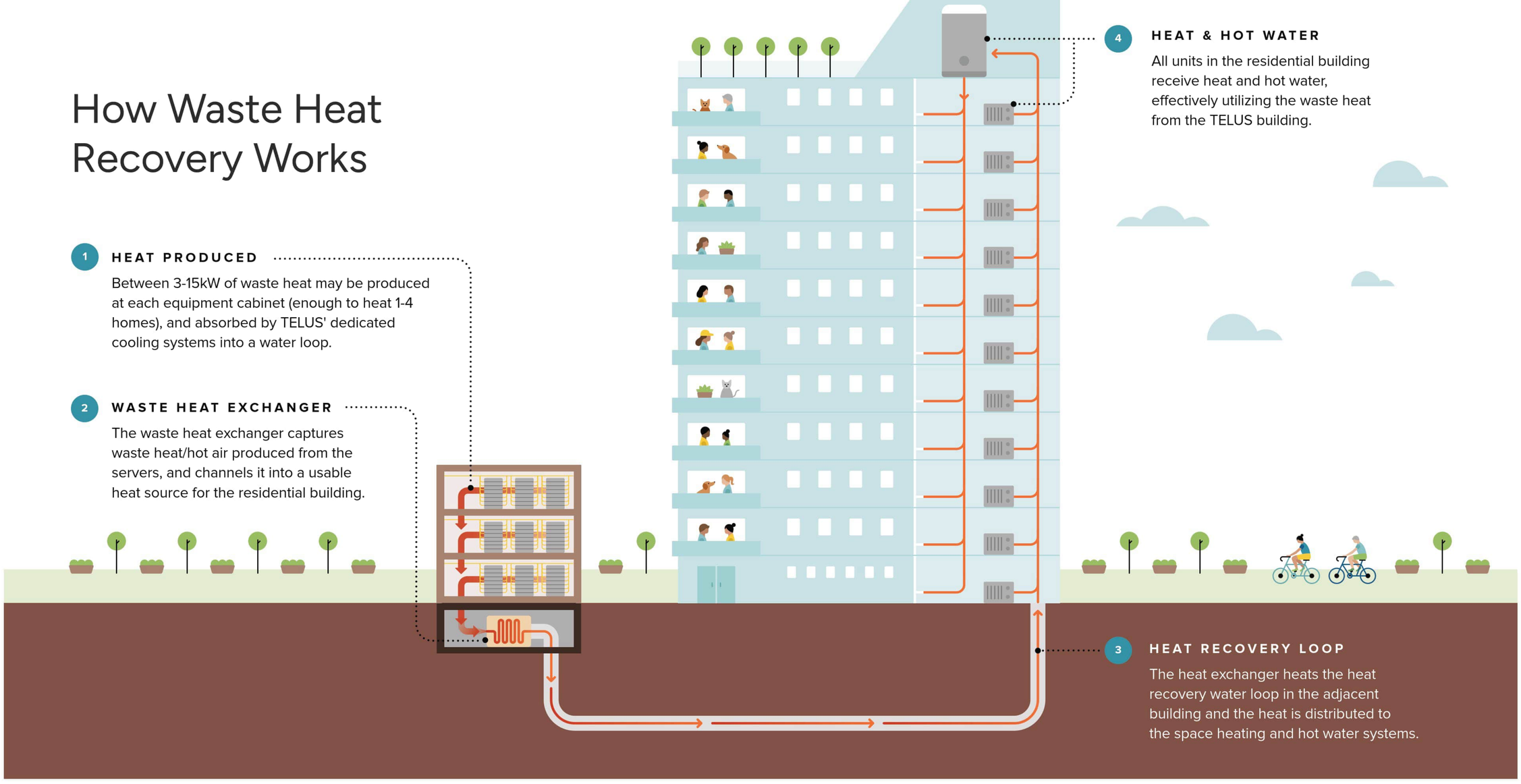
The project will meet or exceed the City of Vancouver's sustainability targets under the Green Building Policy for Rezonings.

Ledcor W 10th - Draft Display Boards.indd 12
City of Vancouver - FOI 2026-425 - Page 112 of 138
2025-10-31 2:46:53 PM

SUSTAINABILITY SOLUTIONS

Heat recovery is a unique opportunity that helps reduce the need for heating and hot water in the residential building.

How Waste Heat Recovery Works



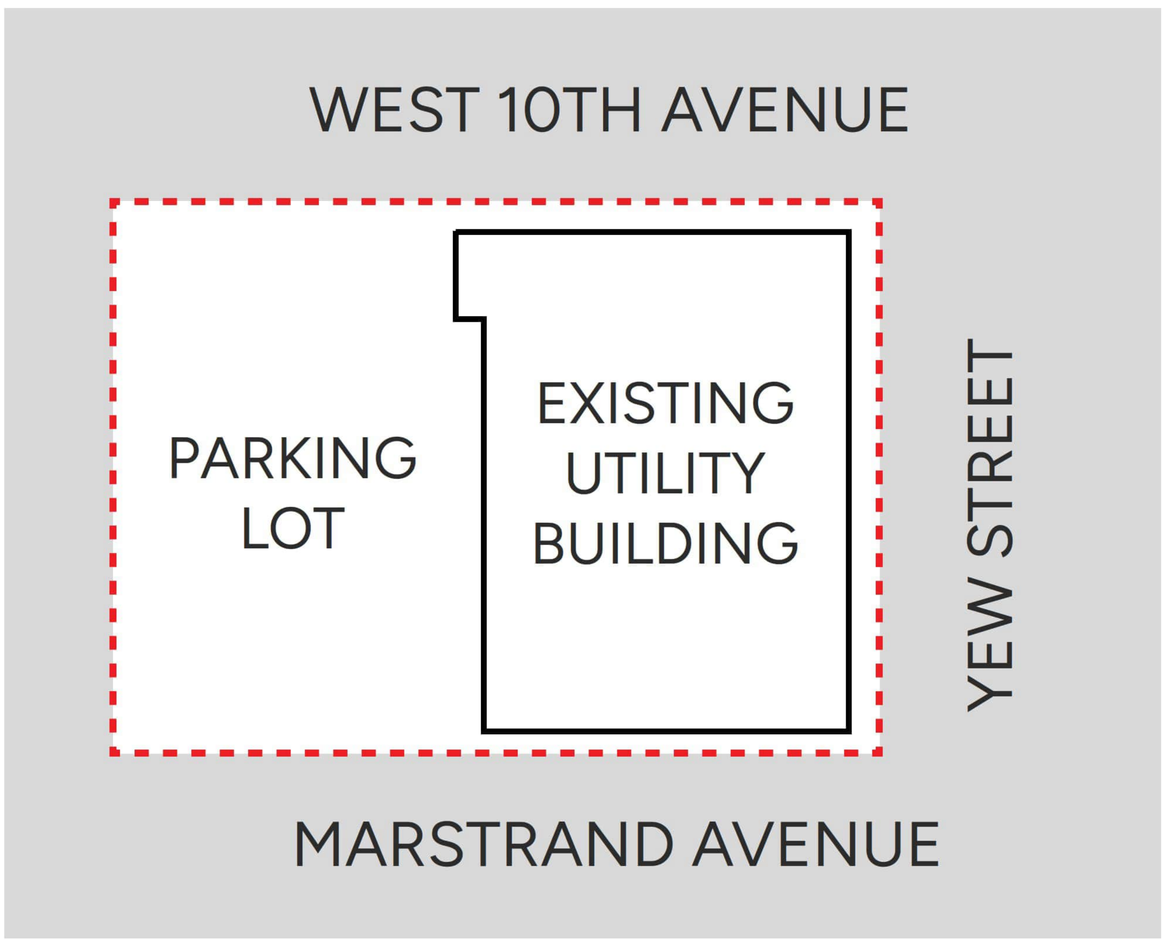
What is Heat Recovery?

New mechanical systems make heat recovery possible. Instead of being released into the atmosphere, the residual heat generated by the utility will be captured and recycled to supply energy for space heating and domestic hot water in the new residential development.

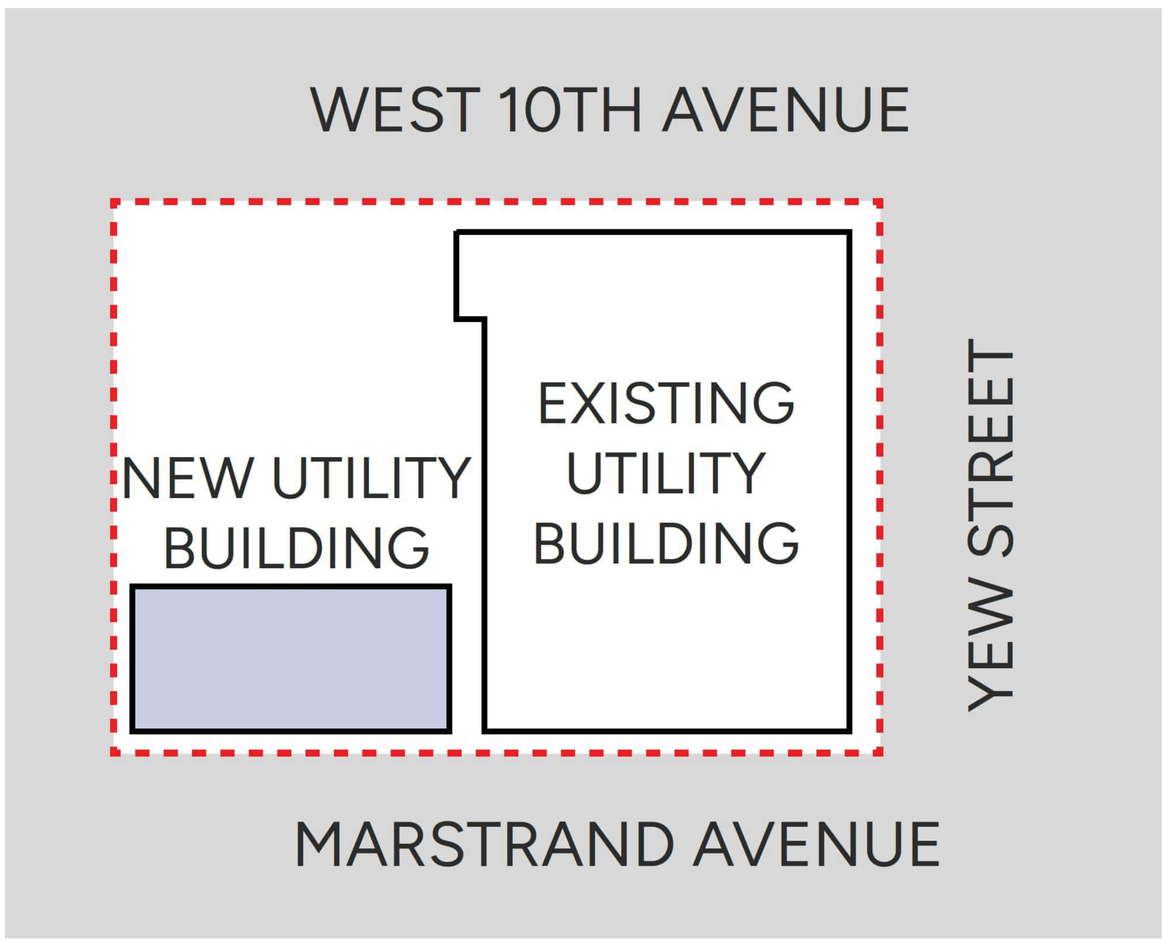
At the heart of the proposed Heat Waste Recovery system is a high-efficiency heat exchanger, designed to capture and repurpose thermal energy from utility operations. The integration of this technology demonstrates a commitment to innovative, low-carbon design in urban development, aligning with the City of Vancouver's climate action goals under the Broadway Plan. This novel system will allow the building to be heated without any energy inputs, allowing the development to operate with an extremely low carbon footprint.

Ledcor W 10th - Draft Display Boards.indd 16
City of Vancouver - FOI 2026-425 - Page 113 of 138
2025-10-31 2:46:57 PM

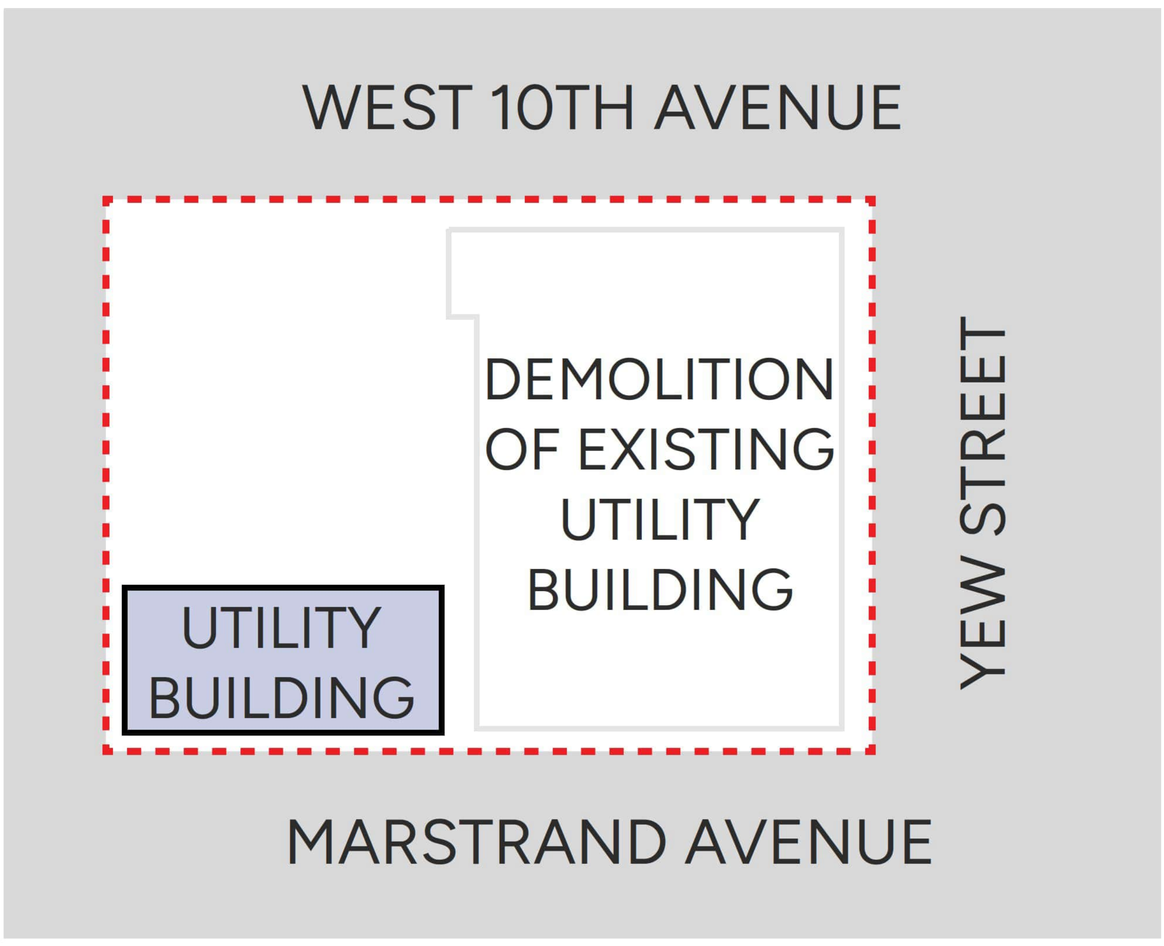
CONSTRUCTION PHASING



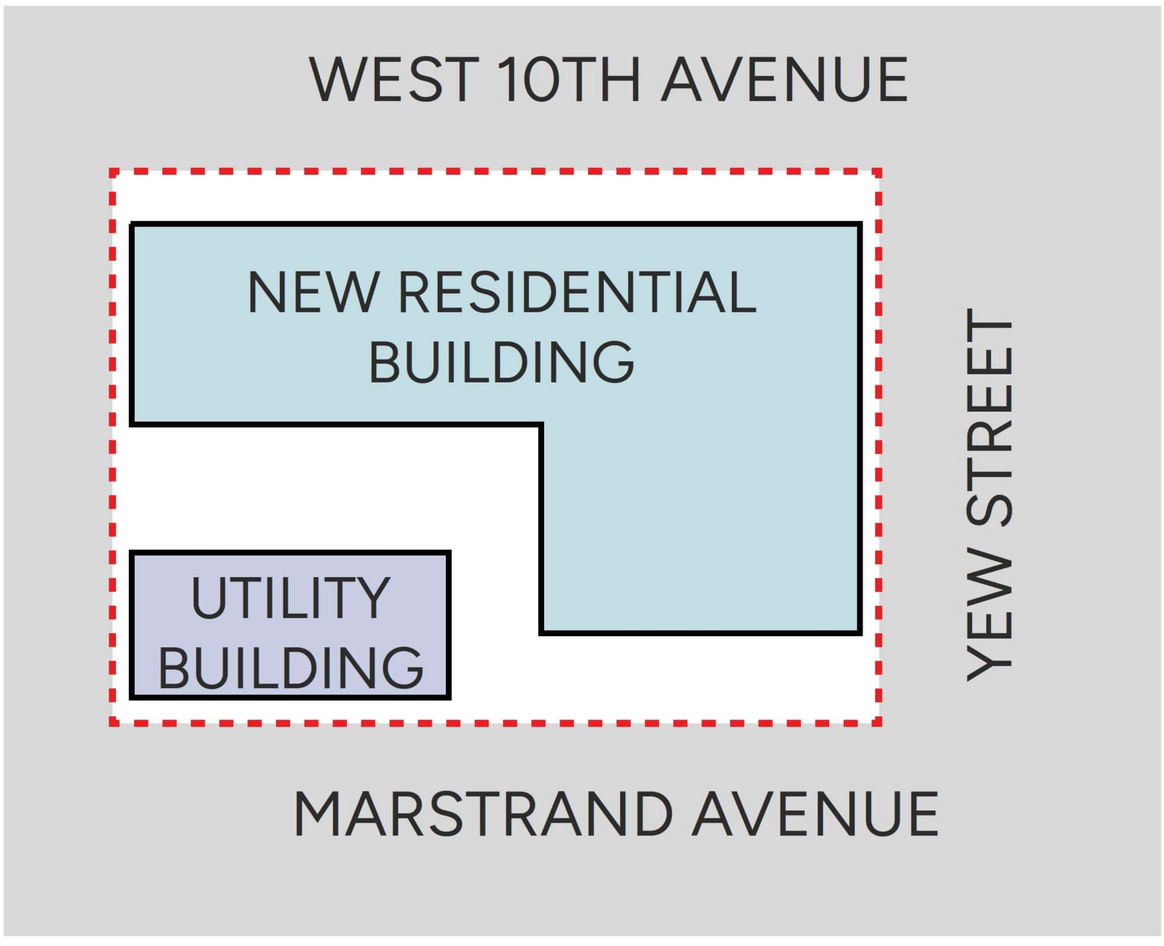
Current Condition



Phase 1



Phase 2



Phase 3

Ledcor W 10th - Draft Display Boards.indd 23
City of Vancouver - FOI 2026-425 - Page 114 of 138
2025-10-31 2:47:35 PM

URBAN DESIGN CONSIDERATIONS

TOWER LOCATION ON THE PROPERTY



MARCH 20/SEPTEMBER 22 - 12:00 PM



MARCH 20/SEPTEMBER 22 - 12:00 PM



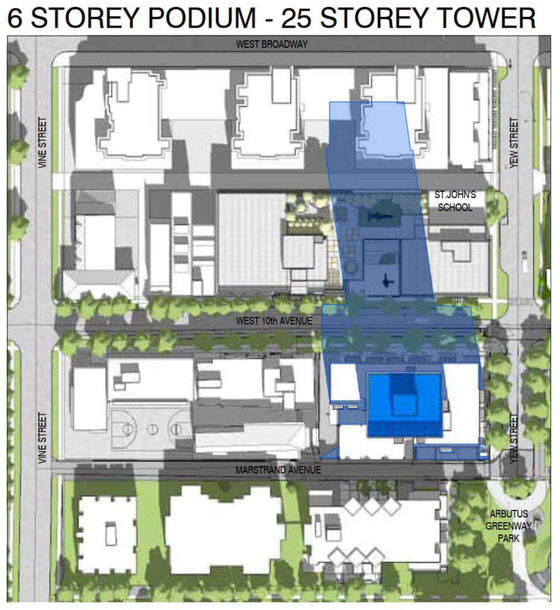
MARCH 20/SEPTEMBER 22 - 12:00 PM

After testing shadow impacts, locating the tower on the easternmost edge of the property adds the least amount of additional shadow for St. John's School.

TOWER ORIENTATION



6 STOREY PODIUM - 25 STOREY TOWER



6 STOREY PODIUM - 25 STOREY TOWER



4 STOREY PODIUM - 25 STOREY TOWER

Orienting the tower with the slimmer edge facing St. John's School and along the eastern edge adds the least amount of additional shadow.

REDUCED PODIUM HEIGHT





Reducing the podium from six to four storeys provides a friendlier interface with the street and ensured the podium does not shadow the school sidewalk.

Ledcor W 10th - Draft Display Boards.indd 26
City of Vancouver - FOI 2026-425 - Page 115 of 138
2025-10-31 2:47:41 PM

Perndl CONSULTING

January 30, 2026

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor and Councillors,

RE: TELUS utility site redevelopment - 2202-2212 West 10th Avenue

I am writing on behalf of LPI Management Ltd. who, in partnership with TELUS Living, is proposing a number of development projects in Vancouver.

As you may recall, in July 2025 TELUS and Ledcor representatives provided an overview of their Vancouver development portfolio to the majority of City of Vancouver councillors. The following provides a detailed summary of the rezoning application for 2202-2212 West 10th Avenue, how the proposal has been shaped, and how it complies with policies and guidelines.

EXECUTIVE SUMMARY

The rezoning application for 2202-2212 West 10th Avenue (at Yew) proposes a 25-storey tower and podium to deliver 221 rental homes, including 20% below-market units, alongside a new, modern TELUS utility building in compliance with the Broadway Plan.

The replacement of the aging TELUS infrastructure with a state-of-the-art fibre optic utility creates the site's development potential, enables economic development through increased system capacity and supports an innovative Heat Waste Recovery system that captures waste heat from the utility building for the residential tower's space heating and domestic hot water.

Substantial community outreach was undertaken, including meetings with St. John's School (located across the street) administration, and our adjacent neighbours to the west, Arbutus Co-Op and to the south, a group of strata buildings (Solo, Duo and Trio).

The design team rigorously tested multiple tower configurations. The proposed design was selected specifically because it yields the lowest solar impact on St. John's School's outdoor spaces of all options studied.

The proposal limits incremental additional shadows to **11.42%** during the equinox (March 21 / Sept 22), preserving the majority of sunlight access for the school.

PROPOSAL BACKGROUND

LPI Management Ltd. , in partnership with TELUS Living has submitted a rezoning application for 2202-2212 West 10th Avenue (at Yew) under the City of Vancouver's Broadway Plan. The property is currently occupied by a telecommunications utility building and parking lot with no residential or commercial tenants on site. Located immediately to the north of the site, across 10th Avenue is St. John's School, a private school.

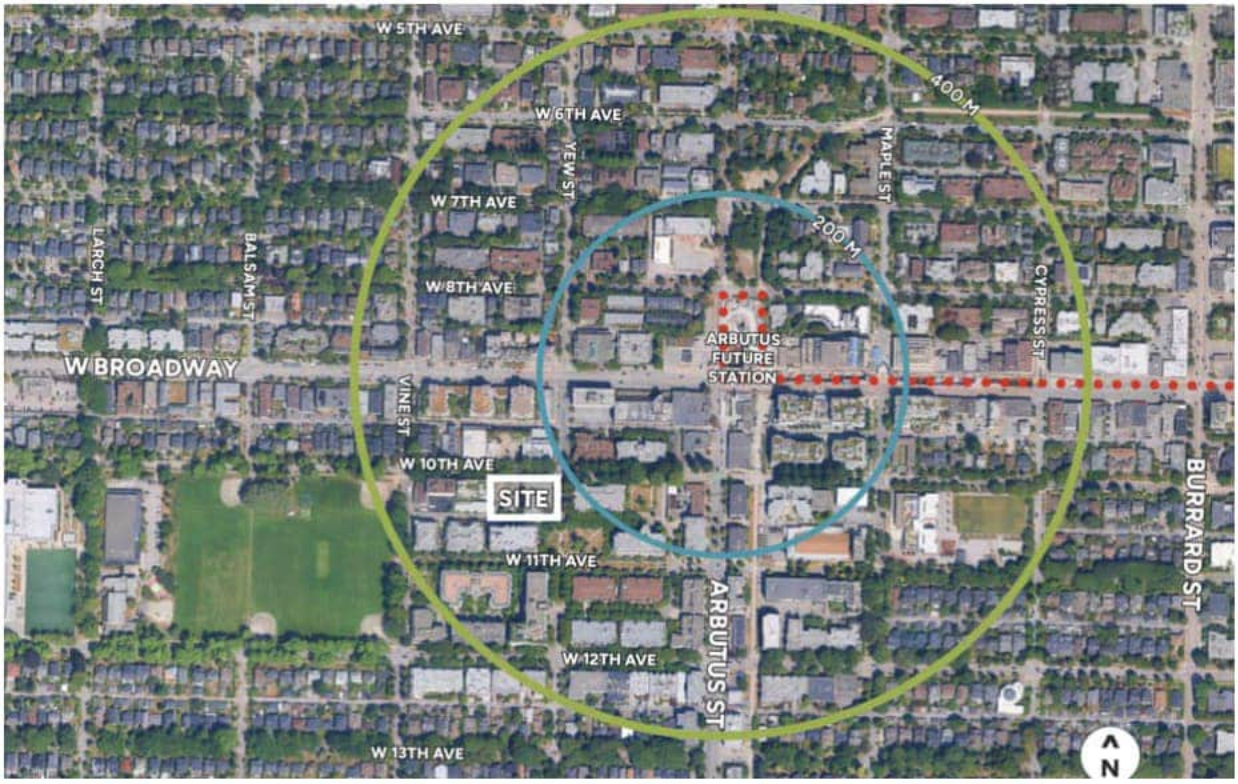
The proposed 25-storey tower and podium will deliver 221 rental homes, including 20% below-market units, alongside a new TELUS utility building. Featuring an innovative Heat Waste Recovery system, the project will capture waste heat from the TELUS Utility Building and utilize it for space heating and domestic hot water in the residential building.

By capturing excess heat from the TELUS Utility Building—rather than allowing it to be rejected into the atmosphere—the system reclaims energy that would otherwise be wasted. The project significantly reduces its reliance on conventional heating sources, lowers greenhouse gas emissions, and improves overall energy efficiency.

Feedback from the community and from St. John's School has questioned whether the application complies with City policy, given the scale of the project and the resulting shadow impacts on portions of the school's property.

TRANSIT ORIENTED AREAS

The site falls within the Transit Oriented Area around the future Arbutus Rapid Transit Station. The development site is located in a Transit Oriented Area, within 400m of the future Arbutus SkyTrain Station.



BROADWAY PLAN

The proposal complies with the Broadway Plan policy. In this area, the Broadway Plan supports height and density beyond the Provincially-established minimum in TOA areas.

The property is located in the Broadway / Arbutus South - Area D (KBAD) and is identified for high-rise residential development up to 20 storeys and 6.5 FSR. On larger sites and on constrained sites, increased building height, generally up to six additional storeys, can be considered under the Plan. The Policy requires that 20% of the residential floor area be secured at below-market rates.

8.8.1 KBAD Policy Summary Table

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

ECONOMIC DEVELOPMENT

Currently a site for aging copper wire technology, this property is being reimagined to house the final link in TELUS' fibre optic network. **This new facility represents the 'last-mile' investment needed to complete a system-wide modernization, delivering the digital infrastructure Vancouver needs to attract global investment.** Crucially, the building will be constructed to today's post-disaster standards, ensuring that this essential utility remains operational and resilient for decades to come.

Ensuring long-term system capacity for Vancouver's key industries is a direct benefit of this proposal. Policy 2.1.2 of the draft Vancouver ODP speaks to supporting Vancouver's "key industry partners and opportunities for innovation such as film, music and creative industries, tech, life sciences, tourism, climate solutions, and transportation."

Redevelopment of the site into rental housing is made possible by the modernization of TELUS infrastructure, which now requires significantly less space.

BROADWAY PLAN SOLAR ACCESS GUIDELINES

The proposal complies with the Broadway Plan Solar Access Guidelines. Per the Guidelines, new development should not create new shadow impact on parks and public school yards from the spring to fall equinoxes between 10am and 4pm. The proposal does not create additional shadow impacts onto public schools or public parks.

The guidelines also state that "New buildings should minimize shadowing impacts on independent school yards, particularly during school hours." As outlined below, all efforts have been made to minimize shadow impacts onto St. John's School's outdoor spaces.

DESIGN DEVELOPMENT TO MINIMIZE SHADOWING

In an effort to minimize shadow impacts onto the St. John's School outdoor areas, in compliance with the Solar Access Guidelines, the applicant team undertook several design explorations.

Step 1 - Tower Location:

Locating the tower on the easternmost edge of the property creates the least amount of additional shadowing onto St. John's outdoor spaces. The preferred tower location is with the tower on the easternmost edge of the site, which is reflected in the application.

WEST TOWER



MARCH 20/SEPTEMBER 22 - 12:00 PM

CENTRAL TOWER



MARCH 20/SEPTEMBER 22 - 12:00 PM

EAST TOWER



MARCH 20/SEPTEMBER 22 - 12:00 PM

Step 2: Tower Orientation:

Orienting the tower with the slimmer edge facing the school and on the eastern edge of the site creates the least amount of additional shadowing onto the school's outdoor spaces. This is the design reflected in the application.

6 STOREY PODIUM - 25 STOREY TOWER



6 STOREY PODIUM - 25 STOREY TOWER



4 STOREY PODIUM - 25 STOREY TOWER



Step 3: Podium Height

Reducing the podium from six to four storeys creates a friendlier interface along 10th Avenue and ensures the podium does not shadow the school sidewalk. This is reflected in the application.





In addition, a number of development scenarios were tested including a wider but lower 18-storey building with the same density as the proposal. Shadowing impacts of this version would be significantly worse than the proposal (shown below as the slab building in the development scenario shadow analysis).

Based on our shadowing analysis there is no economically viable development option that will not cast any additional shadows on the St. John's School's open spaces.

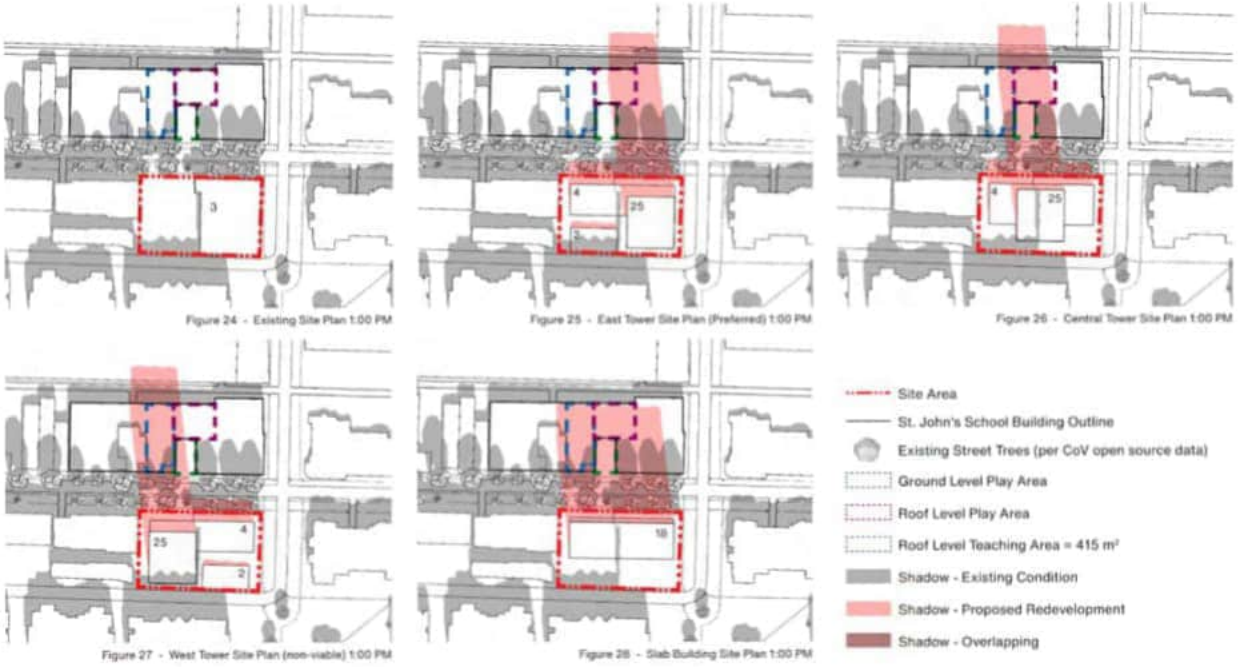
SHADOW IMPACT ONTO ST. JOHN'S SCHOOL

The proposal has been developed to ensure shadowing onto the private school's outdoor spaces is minimized. The proposal will add 11.42% of additional shadow during the school day (8am - 4pm) on the equinox (March 20th and September 22nd).

Existing open spaces on the school site include an open rooftop area with play and teaching spaces and a courtyard on the ground level.



The following development scenarios were tested for shadow impacts:



Perndl CONSULTING

The following data is an analysis of the total cumulative additional shadow that the different design scenarios would cast onto the school's outdoor spaces on the equinox (March 20 / Sep 22) between 8am and 4pm:

Study Area	Existing Condition		East Tower (Preferred)		Central Tower		West Tower (non-viable)		Slab Building	
	Area (m2)	Coverage (%)	Area (m2)	Coverage (%)	Area (m2)	Coverage (%)	Area (m2)	Coverage (%)	Area (m2)	Coverage (%)
Ground Level Play Area	2,483.33	81.15%	186.99	6.11%	422.58	13.81%	273.55	8.94%	511.20	16.71%
Roof Level Play Area	0.00	0.00	736.88	13.55%	810.64	14.90%	697.30	12.82%	1,587.05	29.17%
Roof Level Teaching Area	1,899.72	26.93%	852.94	12.09%	928.70	13.16%	816.58	11.57%	1,733.68	24.57%
Total	4,383	28.18%	1,777	11.42%	2,161.92	13.90%	1,787.43	11.49%	3,831.92	24.63%

The following should be noted about the results shown in the table:

- The school's ground level courtyard is already substantially impacted by existing shadowing from the school building and from street trees.
- The proposed tower (at the eastern edge of the site) has the least amount of additional impact on the school's open spaces compared to the other scenarios.
- A centrally located tower would have a somewhat worse shadowing result compared to the eastern tower.
- A tower located at the western edge of the site would only have a marginally worse shadowing impact on the school's open spaces compared to an east tower, but due to phasing requirements of the new utility building, isn't viable. The new utility must be constructed to the west of the existing utility before the existing utility is demolished.
- A shorter building with the same density would result in a slab design that would have a substantially worse shadowing impact on the school's outdoor spaces.

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/17/2026 12:12:04 AM
Subject: Telus Rezoning in Kitsilano - Thoughts from an Adjacent Resident

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am writing you to express my deep concern and opposition over the proposed Telus development at 2022-2122 West 10th Avenue, a block that is bordered by 10th Avenue to the north, Yew Street to the east, and Marstrand Avenue to the south.

s.22(1)

s.22(1) Marstrand Avenue is a charming little street with red brick buildings, cobble stone sidewalks, balconies decorated with floral hanging baskets and patios covered with greenery in planters. During the summer, people would BBQ on their patios and during the winter they would hang their Christmas lights and decorations from their balconies. Neighbors walk their dogs along Marstrand and children play in the park at Marstrand and Yew, kitty corner from Telus. The entrances to the Solo, Duo and Treo residences, which total176 strata lots, are all accessed from Marstrand Avenue. The Arbutus Housing Coop which is adjacent to the Telus site also has entrances directly on Marstrand Avenue. Marstrand Avenue is a street that serves a lot of pedestrians and foot traffic in the community.

I have deep concern that the proposed Telus development, which has designed its parkade entrance to be on Marstrand directly opposite from the Solo parkade entrance, will greatly increase vehicle traffic on Marstrand and surrounding streets to the detriment of the safety of pedestrians and cyclists. It simply does not make sense to allow the addition of an extra 300 vehicle trips a day to this street. We already have problems with vehicles (courier, utility, moving trucks) that pull over onto the sidewalks of Marstrand because there is no room to park their vehicles on the street. This forces us pedestrians to detour around the cars and walk onto the road, taking care to avoid oncoming traffic, especially during school drop off and pick up times when cars are zooming down the street in a line. On garbage days, the trash bins are pulled out onto the street for the garbage trucks to empty and they occupy half the width of the street for hours. No parking is allowed on Marstrand because the road must be made clear for fire trucks. It is distressing to think that such a massive development would be allowed to proceed to the detriment and liveability of existing residents. Marstrand Avenue is a living breathing street, not a

back alley lane, with no setbacks or sidewalks, for cars to freeway through. Neither are10th Avenue and Yew streets major arterial roads. The size and scale of this proposed development simply does not suit this particular site. I urge you to reject this proposal and work with the community to develop housing on the site that is in line with the size and scale of the existing neighborhood and what has already been zoned here.

Lastly, I would like to thank Councillor Klassen for going out of your way and showing up at the Community Housing Forum Open House at St. John's school on January 31. I very appreciate that you took the time to speak to us and answer our questions. It makes me feel like our concerns are being heard, and I hope, considered.

Yours respectfully,
s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/13/2026 2:24:18 PM
Subject: TELUS Tower Proposal - 10th and Yew, Public Hearing Feb. 17th

City of Vancouver Warning - This message is from an external sender
Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council

s.22(1) in Vancouver and I am writing to express my concern and opposition regarding the TELUS tower proposal at 2022-2122 W 10th Ave., as it is currently proposed.

I support increasing housing supply and density, especially around major transit hubs as is the case with this development. And I am pleased to see this prime piece of real estate evolve from a parking lot (containing a small technical structure) into housing. However, my concerns center around the number of units proposed for this parcel of land given the traffic constraints of the site and the neighbourhood. When I asked the zoning department if any traffic studies had been completed to support the proposal, I was told that they were not required and I find this surprising given that traffic congestion and safety will be a significant consequence of a 25 storey tower.

I am asking Council to reject the current proposal based on the following concerns:

Traffic congestion and safety for pedestrians and cyclists:

- The new development will be on a *one-way street* that currently has two schools within this block. Congestion and pedestrian safety is already a serious issue around school start and end school times and will become worse if a 25 storey tower is added to the mix.
- 10th Avenue is a city-designated bicycle path for this block and is also as part of the "All Ages All Abilities" network according to the City of Vancouver Digital Bike Map. Adding the vehicle volume for 221 units would significantly increase traffic and increase risk for those using the bike lane on this narrow one-way street.
- Marstrand Ave, which directly adjoins the development site, is not a lane so the new development will have city "streets" on three sides which limits opportunities for service and delivery vehicles to keep the street clear. It is my understanding that Marstrand is a legal street that is privately owned by the adjacent strata (my strata), who have not consented to the increased burden on their private property. As well, Marstrand does not have standard sidewalks and set-backs.

Inconsistency with Broadway Plan Principles:

- The Broadway Plan intended for towers to be located on major arterials, not located on internal residential blocks.
- It is implied that new developments would be sensitive to the existing content of neighbourhoods which are 3-5 storey low-rise residential buildings. There definitely is an opportunity to develop a multi unit dwelling on this property, however, a 25 storey tower is clearly out of context in this area.

My request: I urge you to exercise your oversight role and evaluate this application in it's current form within the context of this neighbourhood. Please require a cumulative block impact analysis, and a traffic and safety study before allowing this project to be meaningfully considered.

Sincerely,

s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/12/2026 8:54:53 AM
Subject: TELUS tower proposal

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.

Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian/cyclist collisions. FOI traffic studies prove the block is already

beyond capacity.

Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private property.

Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabeling a legal street.

2. Direct Conflict with Broadway Plan Principles The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

The designation of Yew Street as a future greenway.

The requirement for human-scale urban form and sunlight protection for the public realm.

The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.

The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 storey low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

Failure to post required legal signage and failure to notify residents (later confirmed via FOI).

Refusal to reopen public Q&A after acknowledging these notification errors. Non-disclosure of relevant shadow studies to the public.

Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability***. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built

through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely, s.22(1)

s.22(1)

s.22(1)

s.22(1)

From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 1/24/2026 3:26:20 PM
Subject: Telus Tower Proposal

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

\u-257 ?
\u-257 ?

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: **I support increasing housing supply, density, and especially additional non-market housing.** Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.
- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian/cyclist collisions. FOI traffic studies prove the block is already beyond capacity.
- Marstrand Ave is not a lane. It is a legal street that is privately owned by the adjacent strata, who have not consented to the increased burden on their private property.
- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a legal street.

2. Direct Conflict with Broadway Plan Principles

The Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.

- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.
- The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 storey low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; **Council must assess *livability*** . Please require a cumulative block impact analysis and a true safety/livability studybefore ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best

neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely,

s.22(1)



From: s.22(1)
To: "Sim, Ken" <Ken.Sim@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Klassen, Mike" <Mike.Klassen@vancouver.ca>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
"Montague, Brian" <Brian.Montague@vancouver.ca>
"Zhou, Lenny" <Lenny.Zhou@vancouver.ca>
"Orr, Sean" <Sean.Orr@vancouver.ca>
"Maloney, Lucy" <Lucy.Maloney@vancouver.ca>
Date: 2/10/2026 10:36:02 PM
Subject: Tower proposal 2022-2122 West 10th Ave

City of Vancouver Warning - This message is from an untrusted sender
You have not previously corresponded with this sender. Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Dear Mayor and Council,

I am a local resident writing to express deep concern and opposition regarding the TELUS tower proposal at W 10th Avenue and Yew Street. (2022-2122 W 10th Ave)

To clarify: I support increasing housing supply, density, and especially additional non-market housing. Replacing a parking lot with homes is a positive goal; however, density must not come at the expense of basic safety, due process, and existing neighbourhood livability.

I am asking Council to reject this proposal based on the following:

1. Critical Safety & Infrastructure Risks

- School Adjacency: The shadowing of St. John's School's outdoor play areas undermines student well-being. Shadowing children's play space is explicitly discouraged in the Broadway Plan.
- Traffic Gridlock: W 10th is a one-way street with a dedicated bike lane. Adding ~300 daily vehicle trips to this constrained block creates a high risk for pedestrian/cyclist collisions. FOI traffic studies prove the block is already beyond capacity.
- Marstrand Ave is not a lane. It is a legal street that is privately owned

- by the adjacent strata, who have not consented to the increased burden on their private property.
- Infrastructure Gaps: The proposal lacks required setbacks, sidewalks, and public realm improvements, and attempts to exempt the project from standard sidewalk requirements on a block that currently lacks them by mislabelling a legal street.

2. Direct Conflict with Broadway Plan PrinciplesThe Broadway Plan intended for towers to be located on major arterials, not tucked into internal residential blocks. This proposal ignores:

- The designation of Yew Street as a future greenway.
- The requirement for human-scale urban form and sunlight protection for the public realm.
- The need for cumulative impact analysis of multiple developments on a single block, with the upcoming Fraser Academy application.
- The promise that new development would be sensitive to the existing context of neighbourhoods, which here are 3-6 storey low-rise residential.

3. Alarming Procedural Failures Public trust has been eroded by documented issues, including:

- Failure to post required legal signage and failure to notify residents (later confirmed via FOI).
- Refusal to reopen public Q&A after acknowledging these notification errors.
- Non-disclosure of relevant shadow studies to the public.
- Insistence from planning staff that Marstrand Ave, while legally a street, is exempt from legal safety requirements such as a sidewalk.

My Request to Council: I urge you to exercise your oversight role. Planning assesses *policy*; Council must assess*livability*. Please require a cumulative block impact analysis and a true safety/livability study before ever allowing this project to be meaningfully considered.

I urge Council to remember that Vancouver's best neighbourhoods were built through collaboration with residents, not in opposition to them. We support growth, housing, and density, but we insist on development that is safe, transparent, and context-sensitive to the community.

Sincerely,

s.22(1)

Sent from my iPhone