

Oakridge – DP-1 – Outstanding Conditions/Comments

Urban Design

1.1	Cleared.
1.2	Cleared.
1.3	Cleared.
1.4	Cleared.
1.6.(i)	Cleared.
1.6.(iv)	Cleared.
1.7	Cleared.
1.8	Cleared.
A.1.1	Cleared.
A.1.2	Cleared.
A.1.3	Not cleared.
A.1.4	Cleared. Subject to Landscape approval
A.1.5	Cleared.
A.1.6	Cleared.
A.1.70	Cleared.

Development Review Branch

A.1.7	Cleared.
A.1.8	Cleared.
A.1.9	Cleared.
A.1.10	Cleared.
A.1.10 (i)	Cleared.
A.1.10 (ii)	Cleared.
A.1.10 (iii)	Cleared.
A.1.10 (iv)	Cleared.
A.1.11	Not cleared.
A.1.11 (i)	Not cleared. The prior-to response notes that a legend has been added to each parking plan, however this legend is incomplete. Provision of complete and undated legends on parking plans to include the total number proposed spaces for each zone shown;
A.1.11 (ii)	Cleared.
A.1.11 (iii)	Cleared.
A.1.11 (iv)	Cleared.
A.1.12	Not cleared.
A.1.12 (i)	Not cleared. Provision of updated project data sheet to clearly identify the required and proposed number of spaces for all vertical, horizontal, lockers, oversized, silo spaces, additional spaces (30%) etc. for each use;
A.1.12 (ii)	Not cleared. Provision of dimensioned detail for standard silo space to be added;
A.1.12 (iii)	Not cleared. See 1.12.i.
A.1.12 (iv)	Cleared.
A.1.12 (iv)(a)	Cleared.
A.1.12 (iv)(b)	Cleared.
A.1.12 (v)	Cleared.
A.1.12 (vi)	Not cleared. See 1.12.i. Identify the number and which use the silo spaces will be for on the data sheet;
A.1.13	Cleared.
A.1.14	Cleared.
A.1.15	Cleared.
A.1.16	Cleared.
A.1.17	Cleared.

***New Conditions:**

x.x confirmation of compliance of floor area and associated uses;

Note to Applicant: The Project Data Sheet notes that health care offices and general office is proposed. However, there is no indication of where these proposed uses are located, or the associated areas. Revised floor plans and FSR Overlays which clearly illustrate all proposed uses and the associated floor areas are required. See also, additional condition 2 below.

x.x provision of revised FSR Overlays which clearly identify the corresponding floor areas of all proposed uses and areas being excluded from FSR;

Note to Applicant: There are some balconies that not been included in the total area of balconies. Refer to Sheet PP-1N-AH-01-107 for example of a balcony that has been missed. Additionally, the Data Summary Sheet indicates Health Care Office use which has not been identified on the FSR Overlays. Floor area allocated to Health Care Office is to be identified as a separate colour separated from General Office.

x.x confirmation of compliance with Section 4 of the Parking By-law by:

i. updating the Project Data Sheet to include total number and types of spaces proposed for each use, including the valet parking spaces;

Note to Applicant: There is no indication of proposed disability, regular, small car spaces for all proposed uses on the project data sheet. The data sheet is to be updated to identify the total number of each type of space with the corresponding use that the space is to be associated with. Parking plans are to be coordinated with the data sheets.

ii. Providing the required parking spaces for Health Care Office calculated per by-law requirements.

Note to Applicant: Parking spaces for Health Care Office are to be identified separately from the General Office use.

iii. Clarifying the amount proposed parking for the Social Housing and Civic Parking;

Note to Applicant: Identify on the drawings where these parking spaces are located. Additionally, identify the types of spaces as per item a above.

x.x addition of the following note to sheet PP-1N-AH-00-004 (Comprehensive Data Sheet); "This sheet is for reference only as any figures, particularly those noted for future development permit applications are subject to change."

Landscape

1.6.(iii) Partially satisfied. See below

1.6.(vi) Cleared.

1.6.(vii) Cleared.

A.1.4 Not cleared. See below.

A.1.18 Cleared.

A.1.19 Partially satisfied. See 1.6 (iii). See A.1.20 (ii) (iii). Private patio planters require design development and maintenance response. Staff may request the applicant submit successful precedent cases of similar planting design in the Pacific Northwest. Provide a

- two dimensional plans with calculations for soil volumes in planters and unencumbered soil depth labels, expressed in plan view.
- A.1.20 **Partially satisfied.**
 - A.1.20.(i) **Cleared.** Subject to commentary by Engineering staff.
 - A.1.20.(ii) **Not cleared.** Requires site scale landscape grading plan or equivalent to show grading response to infiltration areas from hardscape. IRWP solutions on private property to be illustrated on the architectural/landscape plans.
 - A.1.20.(iii) **Not cleared.** RMP provides master plan scale. Site scale calculations are provided but missing a reference site scale plan. Provide a vegetative cover overlay.
 - A.1.20.(iv) **Partially satisfied.** Permeable paving materials not identified. Hard surface grading details that support rainwater infiltration required.
 - A.1.21 **Cleared.** Certain mechanical details such as groundwater supply/ re-use are to be illustrated on the mechanical drawings are reviewed by others. Internal clarification request to Engineering and Building Code review to ensure the rainwater systems designs will function as intended.
 - A.1.22 **Cleared.**
 - A.1.23 **Partially satisfied.** Submit a partial irrigation plan at the site scale clearly illustrating irrigation connection points and hose bib locations.
 - A.1.24 **Partially satisfied.** Staff seek an updated construction phase arborist report, related to early works and outside scope of buildings 3 & 4, to report back on supervision and outcomes for offsite tree retention.
 - A.1.25 **Partially satisfied.** Refer to A.1.24. Note: for DP #1, scope of arborist report addendum should focus on construction phase observations of offsite tree retention, where applicable. A revised arborist report for the complete master plan is not being requested.
 - A.1.26 **Cleared.** Subject to additional review by Engineering Staff.
 - A.1.27 **Cleared.**
 - A.1.28 **Cleared.** Subject to additional review by Park Board Staff.
 - A.1.29 **Cleared.** ***Note:** Depending on outcome of patio planter discussion, revised sections may be necessary.
 - A.1.30 **Cleared.** Subject to additional review by Engineering Staff.
 - A.1.31 **Cleared.**
 - A.1.32 **Cleared.**
 - A.1.33 **Partially satisfied.** Site scale RMP best practices and grading need further detailing on the landscape plans. (also see A.1.20)
 - A.1.34 **Not cleared.**

***New Conditions:**

- x.x *provision of a maintenance manual for the private realm as part of all development permit submissions, to the satisfaction of the Director of Planning;*

Note to Applicant: *These manuals will form part of a separate Private Realm Landscape Maintenance Agreement and shall identify specific access and maintenance requirements and strategies for all landscaping (and landscape features) within the private realm including any located on building façades, and are intended to ensure the long-term success of all planted elements that are considered integral to the R.M.P and site-wide architectural design and expression.*

- x.x *arrangements shall be made for the development of a Private Realm Landscape Maintenance Agreement for all landscaping (and rainwater best management practices and landscape features) within the private realm, to the satisfaction of the Director of Planning and Director of Legal Services.*

Note to Applicant: *The approved maintenance manual for the private realm shall be attached as a schedule to the Private Realm Landscape Maintenance Agreement which registers the requirements and strategies on title and requires them to be kept and maintained in perpetuity.*

Park Board

- 1.6.(ii) **Cleared:** Applicant's written response indicates their intent to continue with minor adjustments to the boundary, and this will be ultimately to the satisfaction of the GM and not less than 9.0acres.
- 1.6.(v) **Cleared** provided Cultural Services, Landscape Services are satisfied with response. Intent of applicant to select furnishings to satisfaction of Park Board GM. Confirmed VPB relaxed park signage requirement pending outcome of workshop with applicant / VPB staff.
- 1.6.(viii) **Cleared:** Park signage plan will be a product of a workshop with Applicant and VPB staff
- 1.6.(ix) **Cleared:** VPB staff have begun lighting workshop process with applicant.
- 1.6.(x) **Cleared.**
- 1.6.(xi) **Cleared.**
- A.1.35 **Cleared.**
- A.1.36 **Cleared.**
- A.1.37 **Cleared.**
- A.1.38 **Cleared.**
- A.1.39 **Cleared.**
- A.1.40 **Not cleared:** Applicant indicates they are developing an Operations and Management Agreement for June / July 2019. This should be a joint process with VPB staff, not simply developed by the applicant and submitted for review.
- A.1.41 **Cleared.** (No major park areas are in DP-1)
- A.1.42 **Cleared.**
- A.1.43 **Cleared.**
- A.1.44 **Cleared.**
- A.1.45 **Cleared.**
- A.1.46 **Cleared.**
- A.1.47 **Cleared.**
- A.1.48 **Cleared.**
- A.1.49 **Cleared** provided owner continues to pursue options for tree reuse.

Affordable Housing

- A.1.50 **Cleared.** ***Note:** For future DPs, expectation would be for a greater proportion of family units on the first 8 floors of the building, including 3 bedroom units.
- A.1.51 **Cleared.** ***Note:** Refer to note for A.150.
- A.1.52 **Not cleared.** Refer to pages 20-107.
- Indoor Amenity Space: Provision of kitchenette and accessible washroom in each of the two buildings.
 - Outdoor Amenity Space: Provision of Children's Play Area – identify and label.
- *Note:** Play equipment is not required, but natural landscapes which encourage imaginative and motor skills developing play are encouraged. Detailed information regarding outdoor play area is provided in the High-Density Housing for Families with Children Guidelines. Provide dimensions and areas on drawings.

Facilities Planning & Development

- A1.53 **Cleared.**
- A1.54 **Cleared.**
- A1.55 **Cleared.** (Minor Amendment anticipated)
- A1.56 **Cleared.**

A1.57 Cleared.
A1.58 Cleared.
A1.59 Cleared.

Civic Centre

A1.60 Cleared.
A1.61 Cleared.
A1.62 Cleared.
A1.63 Cleared.

Social Housing

A1.64 Cleared. (Minor Amendment anticipated)
A1.65 **Condition not met** – Schedule shows 216 class A bike stalls provided of 231 required.
Provide additional stalls to meet requirement.
A1.66 Cleared.
A1.67 Cleared.
A1.68 Cleared.

Cultural Services

A.1.69 Cleared.

Engineering

No comments received.

Environmental Protection Branch

A.3.1 Cleared.
A.3.2 Cleared.
A.3.3 Cleared.
A.3.4 **Not Cleared.**
A.3.5 Cleared.