

Items Requiring Resolution in Anticipation of a Minor Amendment Application to DP-1 – 688 West 41st Avenue – DP-2018-00633

It is acknowledged that this application for alterations to the existing Office building will create a number of discrepancies that impact a previously approved application (DP-1 – 688 West 41st Avenue – DP-2018-00633) which included a significant portion of the below-grade scope for this building. This appendix is intended to elaborate on the requirement to reconcile these discrepancies, as identified under Standard condition A.1.2 in Appendix A of this report.

As the design process for a project of this scale continues to evolve, staff need to ensure particular items of concern are captured and therefore, a list of conditions and comments has been compiled and is being provided to assist the applicant in preparing a forthcoming Minor Amendment application which is expected to fully address and resolve the following:

1. reconciliation of all above-grade and below-grade scopes of work and confirmation of compliance with all relevant by-laws, regulations, and policies and guidelines that pertain to the site to the satisfaction of the Director of Planning, General Manager of Engineering Services, General Manager of Real Estate and Facilities Management, and General Manager of Arts, Culture and Community Services with respect to items including, but not limited to the following:
 - i. provision of parking, loading, and bicycle spaces for all uses;
Note to Applicant: This includes pick-up/drop-off spaces, Childcare spaces, Handy Dart spaces, Disability spaces, and bicycle silo spaces.
 - ii. siting and location of [exit] stairwells and elevator cores;
 - iii. siting and location of infrastructure related to groundwater/rainwater management; and
 - iv. siting and location of drive aisles and ramps.

Development Review Branch

2. confirmation of compliance with Section(s) 4, 5 and 6 of the Parking By-law through the following:
 - i. illustration of all proposed parking spaces that are to be provided for this application which are included under a separate application (DP-2018-00633);
Note to Applicant: A minimum of 444 parking spaces, including 10 disability spaces are to be provided.
 - ii. illustration of all proposed loading spaces that are to be provided for this application which are included under a separate application (DP-2018-00633);
Note to Applicant: A minimum of two (2) Class A, seven (7) Class B and two (2) Class C loading spaces are to be provided.
 - iii. illustration of all proposed Class A bicycle spaces that are to be provided for this application which are included under a separate application (DP-2018-00633);
Note to Applicant: A minimum of 89 Class A bicycle spaces are to be provided for this application.

- iv. identification on the plans of all proposed Class B bicycle spaces;

Note to Applicant: A minimum of 12 Class B spaces bicycle spaces are to be provided.

Note to Applicant: No parking plans have been provided for reference as part of this development permit application. Additionally, all parking is to be clearly associated with a proposed use. Final figures are subject to confirmation of final proposed floor areas at the prior-to response stage. See also conditions 4, 5, and 6 in this Appendix.

Engineering Services

3. [Repeat PDP Condition A.2.42] *provision of an updated Technical Table and Traffic Study to show the minimum and maximum required parking, loading, bicycle spaces and the most current number of spaces being provided;*

[New] **Note to Applicant:** See also condition 3 in this Appendix.

4. [Repeat PDP Condition A.2.43] *provision of an updated Technical Table clearly showing the number of parking spaces assigned to each use and the number of parking spaces on each level of parking;*

Note to Applicant: *The information provided on the Technical Table in the PDP appears to not reflect the drawings, and is also different from the tables presented in the TAMS. [New] See also condition 3 in this Appendix.*

5. [Repeat PDP Condition A.2.44] *confirmation that the number of parking spaces for residents, including car share bonuses and excluding tandem spaces, meets the minimum By-law requirement;*

[New] **Note to Applicant:** See also condition 3 in this Appendix.

6. [Repeat PDP Condition A.2.45] *confirmation that the number of parking spaces provided for residents, including tandem spaces, and spaces in the existing development, does not exceed the By-law maximum in the CD-1;*

Note to Applicant: *Car share bonuses need not be applied to the calculation of maximums.*

7. confirmation that the license plate recognition software proposed on the parkade overhead gates will not create delays in site access and cause queuing on City ROW;
8. provision of adequate wayfinding for the Residential Access Only speed ramp and demonstrate adequate turn around at the bottom of the ramp for those that go down the ramp by mistake;
9. provision of horizontal bicycle parking for the 30% “conventional” Class A bicycle spaces and the 300 additional Class A bicycle parking spaces;

Note to Applicant: The project stats page AH-00-002 notes that vertical and stacked spaces are being proposed.

10. provision of an updated manoeuvre diagram that shows the two way flow of two opposing PC design vehicles on the Residential only ramp at W41st. See AH-20-10204;

Note to Applicant: A pedestrian access is now proposed along this ramp that reduces ramp width.

11. provision of additional ramp details for the parkade ramp circulation as shown in Exhibit 8, North Cambie Parkade Routing (Stages 1-5a), of the Oakridge Construction Management Plan;
12. provision of full sized parking layout drawings, to scale, for review in conjunction with the TAMS, Appendix B, Proposed Valet Area and Bike Storage Locations and clarification of the following:
 - i. shortfalls in Class A bicycle parking at the end of the phase 1; and
 - ii. all Class A bicycle parking be conveniently located in close proximity to the buildings and elevator cores for the intended users.

Note to Applicant: Appendix B notes that the only available Class A parking to make up any bicycle parking shortfall is in the North (Building 1/2 silo).

13. provision of agreements to provide dedicated bicycle elevator access to the conventional Class A bicycle parking located in the underground parking for Buildings 3, 5, 8, and 11 to 14;

Park Board

14. confirmation of any changes made to the interface at Park level between DP-3a and DP-1; and

Note to Applicant: For example, if the stair configuration, park boundary, proposed trees, etc. changes as a result of a Minor Amendment application to DP-1.

15. confirmation that no net loss of park area at grade as a result of a Minor Amendment application to DP-1.