

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

*It is acknowledged that this application for the Civic Centre (Building 1) and Social Housing building (Building 2) will create a number of discrepancies that impact a previously approved application (DP-1 – 688 West 41<sup>st</sup> Avenue – DP-2018-00633) which included a significant portion of the below-grade scope for these buildings. 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 212 parking spaces (62 for Dwelling use and 150 for Non-Dwelling use), including 12 disability spaces (7 for Dwelling and 5 for Non-Dwelling) 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, four (4) Class B and one (1) Handy Dart spaces are required for this application.
  - 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 253 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 44 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.

### 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 Recommended condition [1.10](#) and Standard Development Review Branch condition [A.1.17](#) in [Appendix A](#).

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 Recommended condition [1.10](#) and Standard Development Review Branch condition [A.1.17](#) in [Appendix A](#).

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 Standard Development Review Branch condition [A.1.17](#) in [Appendix A](#).

6. design development to increase the length of the reduced portion of ramp at grade to 6.1m in length;

**Note to Applicant:** Ramp slopes not to exceed 10% for the first 20 ft. Engineering recommends exploring increasing the slope at the bottom of the ramp to 10% to achieve the additional length at the top of the ramp. Maintaining a ramp slope of approximately 6.3% at the top of the ramp is recommended for sightlines.

7. provision of required Childcare pick-up and drop-off spaces as per Parking By-law and Agreements;

**Note to Applicant:** Parking spaces P1A30-32 that are labelled as both Childcare drop-off and residential parking. These spaces cannot be shared use. See also Standard Development Review Branch condition [A.1.9](#) in [Appendix A](#).

8. provision of additional section drawings for the Civic Centre main parkade ramp with the overhead gate shown on the drawings and the vertical clearance dimensioned under the overhead gate;

9. provision of additional section drawings for the parking levels that show the overhead gates with the vertical clearances dimensioned under the gates, i.e. the overhead gate that secures the social housing parking;
10. confirmation that 2.3m (7'-6½") vertical clearance is provided for access and manoeuvring to all accessible parking spaces and that future overhead mechanical and ducting will not reduce this to less than 2.3m;

**Note to Applicant:** Overhead projections into the spaces are not permitted. Provide updated drawings to show 2.3m hatching from the access ramps to the accessible spaces or note 2.3m headroom at these locations on the drawings.

Building 1 Sections, drawing AH 56-002, shows vertical clearances of 2.4m on P2 and 2.5m under overhead slab bands.

11. provision of additional design elevations on the submitted drawings for both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;
12. design development to provide bike silo access that is not conflicting with vehicles and is not accessed from within the parkade (refer to silo P307-004);

**Note to Applicant:** Drawings to clearly indicate access to this bike silo.

13. confirmation of provision of the 300 additional horizontal Class A bicycle spaces;

**Note to Applicant:** These Class A spaces were previously shown in the Civic Centre/Social Housing parking area.

14. provision of horizontal Class A bicycle spaces for the "conventional" Class A bicycle parking. \*The project stats pages notes vertical spaces are provided.

#### **Park Board**

15. confirmation of any changes made to the interface at Park level between DP-4 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.

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