

Alternative Approaches

	Above Ground Parkade (Current Design)	Underground Parkade	Surface Parking Lot
Parking Stalls	181 parking spaces for vehicles, bicycles and motorcycles	Approx. minimum of 200 parking spaces for vehicles, bicycles and motorcycles (consideration for The Orange Hub Requirements and Affordable Housing)	60 parking spaces for vehicles, bicycles and motorcycles
Cost	\$14.7 million (-15% to +20%)	\$35 million (-50% to +100%)	\$5 million (-50% to +100%)
Schedule	Start Q1 2022 (Demolition) Completion Q2 2023	Design Start: Q2 2022 Construction Start: Q4 2023 Completion: Q4 2025	Design Start: Q2 2022 Construction Start: Q1 2023 Completion Q1 2024
Advantages	<ul style="list-style-type: none"> Maintains current level of service and provision of amenities to tenants and users (accessibility and parking) Shortest disruption for tenants Increased possible uses by the community - farmer's markets, food bank pick-ups, etc. 	<ul style="list-style-type: none"> Maintains parking level Allows for future affordable housing development above the parkade 	<ul style="list-style-type: none"> Provides opportunity for future development
Disadvantages	<ul style="list-style-type: none"> Does not allow for the future addition of affordable housing on the site 	<ul style="list-style-type: none"> Highest cost Significantly longer disruption for tenants May reduce the overall accessibility of the facility The new parkade would likely have to be closed during the 	<ul style="list-style-type: none"> Significant reduction in the parking supply Will reduce the overall accessibility of the facility Safety and security issues will be difficult to mitigate Should future development on

Attachment 1

		<p>construction of the future affordable housing development on top of it.</p>	<p>this site be pursued it would negatively impact tenants with all parking being lost</p> <ul style="list-style-type: none"> • Potential rework for future development, as the current parkade includes a level below street level that would be filled in for a surface parking lot and part of The Orange Hub is supported by the existing parkade.
<p>Other Considerations</p>	<ul style="list-style-type: none"> • A review of historical considerations has been completed. The new parkade is in keeping with the scale, form and massing of the existing building and is appropriate. 	<ul style="list-style-type: none"> • Any development would be subject to a review of historical considerations. • The existing parkade will have to be either closed or demolished in Q1 2022 while the alternative design is completed, adding to the disruption. 	<ul style="list-style-type: none"> • Any development would be subject to a review of historical considerations. • Unlikely to be approved for a Development Permit. • Development of a surface lot needs to address the disconnection from the building (impacts to foundation, exits, building envelope, HVAC and electrical) Additional landscaping will be required.