

July 5, 2024

A – Addendum #1

RFP – P06424-1185.06 – Small-Scale Multi-Unit Housing Bylaw Testing

Q1: Can you please confirm what type of Strata will be applicable to the lots? Will it be constrained by a bare land strata or traditional strata? This will impact the costs considered for development.

A1: The type of strata will depend on the scenario provided by the RMOW. This will be specified/clarified at the time the scenario will be assigned to the successful proponents.

Q2: Will we be provided specific lots to work on, where the dimensions of the lots will be provided?

A2: Yes, the scenario provided will include lot dimensions, topography, and applicable zoning parameters.

Q3: Which step code are we required to build to (four or five or net zero)?

A3: Consistent with the RMOW requirements for Part 9 building, Step 4 is required with Strong Carbon Performance (EL-3). For proposals including in-ground basement floor area exclusion, Step 5 with Strong Carbon Performance (EL-3) will be required. The final Step Code requirement will be specified at the time the scenario will be assigned to the successful proponents.

Q4: Will we be provided with the required standard of finishes?

A4: As described in the RFP, we are looking for a Class D (indicative) estimate, but the actual required level of finish will be specified/clarified at the time the scenario will be assigned to the successful proponents. For the purpose of answering to the RFP, you can assume a “medium/intermediate” level of architectural finish.

Q5: Is a duplex with two below-ground units (that resemble suites) considered as 4 separate dwelling units?

A5: Correct.

Q6: The brief refers to both purchasable and rental units. Whether they are purchasable or on WHA-controlled rental tenure would impact the design and real estate costs. Will this be clear at the time of awarding? We ask because this would need to be established very early on in the awarded design phase in order to not impact the timeline.

A6: This will be specified/clarified at the time the scenario will be assigned to the successful proponents. However, no WHA-controlled rental tenure is considered as part of this RFP and only market rental will be evaluated.

End of
Addendum