

		RESPONSE FROM OWNER AND DESIGN TEAM	DOC REFERENCE
1 HAPL RECOMMENDATIONS			
a	That the setback from Pandora be increased to a minimum of 4m so as to be clearly distinguishable from Pandora Avenue and conserve that portion of the original structure not covered by the addition.	Per the recommendation, we have revised the design to clearly distinguish between the existing heritage building & the proposed development. The six storey volume has now been set back to provide the requested 4m setback from the south property line. The proposed parkade on Level 0 is located directly underneath this 4m setback along the south property line to provide parking stalls for the building. As a result, this portion of the existing heritage building, behind the façade, cannot be retained within this setback.	A103-A107, A201-A202, A301-A302, A251, A811
b	That the applicant retains an original residential unit interior in situ, if feasible, or be relocated within the development.	Through the duration of the design phases, the team has explored opportunities to retain original units exactly as located. However, given the vast amount of rehabilitation required, including extensive removal of hazardous materials, as well as reconstruction to retain the heritage portion, it has been determined that this exact retention is not possible. Instead, where practical heritage components that are safe and salvageable will be repurposed throughout the development, notably in key common areas such as lobbies and corridors. As we get into further detail with our Interior Design team we will continue to investigate the feasibility of incorporating any of the existing interior features into some residential units.	
2 ADP RECOMMENDATIONS			
a	Increase the building setback facing Pandora Avenue to 4m from the street.	In response to this and the similar recommendation (1a) from the Heritage Advisory Design Panel, we have revised the design to clearly distinguish between the existing heritage building & the proposed development, setting the six storey volume back to provide a 4m setback from the south property line.	A103-A107, A201-A202, A301-A302, A251, A811
b	Revise the 2nd Floor units that face the mews to improve livability.	We recognize that these units are atypical such that they have windows that face the mews, and will therefore have less direct light than the other units. We have already studied these units in earlier revisions to the design, in response to comments from the planning department. We responded to these concerns by performing a daylight analysis and in turn reorienting windows where possible to allow for more daylight penetration. With the optimized daylight with oversize windows, as well as unique presence and overlook of the dynamic mews, we anticipate that residents who select these units will appreciate the exceptionally distinct character and unique livability.	A102
c	Reconsider the windowless interior dens and bedrooms.	As priority was given to providing a significant 13m setback between the east-facing, existing heritage and proposed elevations, this resulted in a deep floor plan on Level 2. Along with two storage rooms, the residential suites on this level are provided with larger than typical dens to be used as an additional storage/office/family/flex space within their suites.	A102
d	Resolve the proposed materials	We confirm that the cladding material will be a pearl coloured Ceraclad panel, with a contemporary smooth finish.	
e	Consider adding usable roof spaces.	In response to this recommendation, the west-facing roof deck on level 5 has been revised to provide an accessible roof patio for the residential users of the building, with direct views onto Franklin Green Park.	A105, A201-A202, A302-A304
f	Consider revising the articulation of the four storey building's façade facing Franklin Green Park, and consider the addition of balconies or julets.	As a solution to this recommendation, the windows along the west elevation of the four storey volume have been revised to include Juliet balconies with direct visual access from the living spaces onto Franklin Green Park.	A102-A106, A201-202
g	Reconsider the width of the alleyway (mews) to increase accessibility.	To provide a clear accessible path along the mews, linking Cook St to Franklin Green Park, all planters have been removed in this area and the four short-term bike stalls have been relocated to the residential courtyard.	A003, A101, Landscape Plans, A814