

## **ADP's Resolution/Comments and Applicant's Responses**

Application 2023-018-DP in relation to the property located at 22551 Brown Avenue was reviewed by the Advisory Design Panel (ADP) during their meeting on September 17, 2025. The ADP's resolution/comments (in **black**), and the applicant's responses (in **teal**), are below:

### **R/2025-ADP-022**

#### **It was moved and seconded**

**That the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow up.**

#### **Architectural Comments:**

- Consider adding overhang above exterior doors and windows along top corner units to increase energy efficiency, create a rain/snow shield, and provide shade for the units.
  - **Architect's Response:** Overhangs have been added to upper floor corner windows and patios.
- Consider increasing the depth of balconies.
  - **Architect's Response:** Balcony widths for upper storey units have been increased to not less than 1.2 m.
- Consider adding an overhang door to bring safety for the resident parking, lift lobby, and bike storage during the day while the visitor parking area is open.
  - **Architect's Response:** The underground parkade will be secured by a single motorized gate that remains closed at all times, except during vehicle entry or exit. Visitors must be granted access by a resident host, and building lobbies/elevators are FOB-controlled. This approach ensures secure operation without requiring a secondary internal gate. A second gate would reduce stall count, create circulation issues, and add unnecessary cost without providing additional security benefit.
- Consider windows on the East elevation to provide visual appeal and visually break up solid massing.
  - **Architect's Response:** The East Elevation has been enhanced with additional windows, darker colour treatment at the lower floor, and increased masonry veneer on the main level.

#### **Landscape Comments:**

- Provide evidence that the Tier A stormwater management requirement is being met.

- **Landscape Architect's Response:** Tier A compliance is achieved through 0.60 m soil depth in landscaped planting areas, 0.30 m topsoil/base in patios and grass areas, walkways draining into landscape areas, and patios constructed with permeable pavers.
- Review landscape plan to ensure tree canopy does not extend over pad-mounted transformer (PMT) zone.
  - **Landscape Architect's Response:** The tree nearest to the PMT has been shifted further south to avoid conflict.

**CARRIED**