



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, November 4, 2025**

MEMBERS:

C. Dorward, Chair
N. LaMontagne, Vice-Chair
J. Mills, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
R. Subramanian
S. Gibson

PRESENT:

C. Dorward, Chair
N. LaMontagne, Vice-Chair
J. Mills, Vice-Chair
D. Brown
G. Freer

K. Dieterman

M. Tindall
N. Pryce

S. Gibson

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bauer, Urban Planning and Economy Department, Planner
K. Bacon, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

C. Dorward called the meeting to order at 4:03p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the November 4, 2025 Agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the October 21, 2025 Minutes

SECONDED: S. Gibson

A.4 REQUESTS TO SPEAK

None.

C. Dorward declared a conflict with Item C.1 and passed the Chair to J. Mills at 4:05p.m.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in private pursuant to Section 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item B.1.

SECONDED: N. Pryce

The motion passed unanimously.

Edmonton Design Committee met in private at 4:07p.m.

C. Dorward left the meeting at 4:13p.m. and re-joined the meeting at 4:25p.m., but did not participate in the discussion of Item C.1.

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 HAT @ 106 (DP)

Parul Ranchal- NORR

C. Dorward resumed the role of Chair at 5:07p.m.

C.2 Gem Building (DP)

Chris Vander Hoek- Entr

FORMAL PRESENTATIONS (Open to the Public)

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: J. Mills

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:42p.m

C.3 10848- 68 Avenue 3 Plex (DP)

Rohit Dhawan- ROIS Investments

Motion of support: J. Mills

Seconded:D. Brown

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Assess the proposed 109 Street frontage design with reference to the existing boulevard context (e.g., sidewalk alignments, boulevard trees, infrastructure hardware, etc.).
- Refine the site/landscape design to address the form and function of proposed exterior amenity spaces along 109 Street, the rear yard space use and the potential connectivity, and garbage cart storage/parking and pedestrian circulation. In addition, how do urban/landscape components such as hardscape materials, softscape (e.g., year-round massing, texture, colour, continuity, accent, rhythm), site furniture and features (e.g., address/seal walls, gates, fencing/screening, etc.)

that have been introduced to define the interface transition between the development and the public realm while providing character and scale.

- Consider expanding the stoop to align with the edge of the sidewalk (68 Ave) to provide more functional space.

For the Motion: J. Mills, G. Freer, K. Dieterman, M. Tindall, N. LaMontagne, S. Gibson, N. Pryce, D. Brown, C. Dorward

CARRIED

D. OTHER BUSINESS

- P. Spearey reminded the Committee that the [2025 Edmonton Urban Design Awards Gala](#) is being held on November 20, 2025. **ACTION:** Please RSVP to: urbandesign@edmonton.ca by November 13.
- P. Spearey informed the Committee that he has accepted a position with the City of Calgary, and that this will be his final EDC meeting. **INFO.**

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, November 18, 2025

Regrets: S. Gibson, N. Pryce

F. ADJOURNMENT

The meeting adjourned at 6:17p.m.

G. NEXT MEETING

Tuesday, November 18, 2025 at 4:00p.m. Hybrid.