



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, August 6, 2024**

MEMBERS:

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

PRESENT:

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

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
W. Sims, Urban Form and Economy, Urban Designer
A. Rowan, Urban Planning and Economy Department
K. Lamont, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:02p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the August 6, 2024 Agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the July 16, 2024 Minutes

SECONDED: G. Freer

C. Dorward and N. LaMontagne joined the meeting at 4:03p.m.

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in private pursuant to Section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act for the discussion of item B.1 and C.1.

SECONDED: N. LaMontagne

The motion passed unanimously.

Edmonton Design Committee met in private at 4:04p.m.

N. Pryce and K. Oxley joined the meeting at 4:05p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: N. LaMontagne

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:26p.m.

C.1 Whyte Avenue Apartment (DP)

Eickerman Campos- Dualita

Motion of non-support: J. Mills

Seconded: D. Brown

The Committee notes that this project could have benefited from an informal presentation and additional information being included in the submission package (i.e. rooftop amenity details, fences, etc.). While the Committee supports this development in principle, there are a number of items that require significant review and refinement:

- Provide accessibility/barrier-free design to either the principal entry or along the west side of the building to the elevator. Elevator service and barrier-free accessibility should be extended to the rooftop patio space.
- Resident quality of life should be assessed with respect to building amenity and balcony space provided in each suite - particularly suites fronting onto Whyte Avenue. The development should provide sufficient amenity space for individual suites (e.g. balconies) rather than defer to the shared amenity space proposed on the rooftop patio.
- Consider the refinement of site/landscape design including the form and functionality of the proposed planting design with respect to articulating and enhancing frontages, edges and rear development areas; the addition of a seat wall/benches or other site furnishing at the principal entry; and defining the principal and unit entries with a decorative hard surface treatments or patterning or a reduction in walkway width.
- Consider simplifying the building facade colour palette where 1-2 accent colours can be used while respecting the character and heritage of the Strathcona neighbourhood.

- Consider removal of window wells along the west and east building edges to accommodate barrier-free accessibility and landscape development.
- Consider the addition of storage lockers for each unit, to provide an alternative to using balconies for storage, reducing visual clutter visible from the street.

For the Motion: C. Dorward, D. Brown, R. Subramanian, N. LaMontagne, J. Monfries, M. Tindall, K. Dieterman, N. Pryce, K. Oxley, J. Mills

Against the Motion: E. Dunn, G. Freer

CARRIED

C.2 Gateway Boulevard Commercial Building (DP)

Songlin Pan- SPAN Architecture

Motion of non-support: N. Pryce

Seconded: K. Dieterman

The Committee notes that this project could have benefited from an informal presentation and additional information being included (i.e overall site plan showing the proposed development/parking/pedestrian connectivity to the south).

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

- Review the site access location and parking lot circulation in the context of future development on the south end of the site to reduce the expanse of asphalt in the center of the site.
- Consider soft landscaping in the center of the site (e.g., native or ornamental tall grasses) to satisfy utility right of way requirements and mitigate the visual impact of asphalt.
- Refine the landscaping plan to incorporate/increase the landscaping along Gateway Blvd; to better articulate the west building facade; and to reduce the expanse of asphalt on the east side of the site.
 - i.e. Reconsider the parking lot layout to avoid the current encroachment along the west setback to enable landscaping - or - provide off-site improvements with sufficient landscape/screening of parking stalls.
- Consider adding entry canopies for corner south-west retail units.
- Consider the addition of year-round weather/wind protection on the rooftop patio to promote year-round use of this amenity.

- Consider storefront sidewalk widening (via building articulation and/or parking stall/drive aisle modifications) to provide an improved pedestrian realm and opportunities for storefront spill-out, site furnishings and tree/shrub landscape development.
- Additional consideration should include how pedestrian connectivity is provided between the north development and future south commercial/retail development.

For the Motion: M. Tindall, K. Oxley, K. Dieterman, G. Freer, N. Pryce, D. Brown, J. Mills

Against the Motion: N. LaMontagne, C. Dorward, R. Subramanian, J. Monfries, E. Dunn

CARRIED

OTHER BUSINESS

D.1. Mandate and Permanency Review Discussion- Update

- P. Spearey thanked the Committee members for adding their comments to the Mandate and Permanency Review, which has been submitted to the Office of the City Clerk.
Action: Administration will share a copy of the final version of the [Mandate and Permanency Review](#) with the Committee.

D.2. 2024-25 Work Plan Engagement Summary to date

- P. Spearey provided the Committee with a brief update on the Work Plan timelines.
Action: Administration will share the draft What We Heard Report with the Committee in advance of the next EDC meeting. This will be added as a discussion item on the August 20 agenda.

D.3 2024-25 Strategic Work Planning Group Conversation re: Scope

- The Committee discussed the EDC Scope review (comments are captured in the [discussion guide](#)) **Action: Committee members are encouraged to continue adding comments to the live document. Administration will add this item to the upcoming meeting agenda.**

N. Pryce left the meeting at 7:31p.m.

K. Dieterman left the meeting at 8:07p.m.

R. Subramanian left the meeting at 8:10p.m.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, August 20, 2024)

Old Strathcona Rowhouse	Armando Hernandez- Dualita	Informal, DP
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Conflicts: N/A

Regrets: G. Freer, J. Mills (tentative)

F. ADJOURNMENT

The meeting adjourned at 8:35p.m.

I. NEXT MEETING

Tuesday, August 20, 2024 at 4:00p.m. Hybrid.