



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, August 5, 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. Oxley
M. Tindall
N. Pryce
R. Subramanian
S. Gibson

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
A. Rowan, Urban Planning and Economy Department, EDC Administration
K. Yeung, 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 August 5, 2025 Agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the July 15, 2025 Minutes

SECONDED: J. Mills

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: C. Dorward

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.

SECONDED: K. Oxley

The motion passed unanimously.

Edmonton Design Committee met in private at 4:05p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: G. Freer

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:18p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 E. Rodriguez Mixed-use Building (DP)

Marcelo Figueira- GSA

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:

- Consider the design of the main entrance and the transition and use of site components (e.g., materials, site furniture, features, etc.) to create and enhance the connection to the public realm and street. This would include the enhancement and integration of the existing concrete area within the City right-of-way.
- Consider the design of the north amenity space and its form, function, quality, lighting, and level of comfort for the users.
- Consider the need and/or arrangement of the rear parking and its level of safety (CPTED) and functionality with respect to vehicular and pedestrian movement, visibility, permeability of fencing and connectivity.
- Consider the selection of the vegetation along the north elevation, and what is ultimately selected will survive with limited sun and precipitation exposure.
- Explore opportunities in conjunction with the property to the south to provide a mural on the blank white concrete masonry wall on the amenity side.

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

CARRIED

C.2 Parkallen Rental Apartment (DP)

Dinesh Burad- Synchro Architecture

Motion of Support: N. Pryce

Seconded: J. Mills

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

- Consider how the site/landscape approach (soft landscape design and materials/feature use (e.g., surfaces, site furniture, screens, fencing, lighting, etc.)) complement and define the building and the form and function of the building's varied frontages and spaces, including the main entrance (define and enhance the transition from the private to public realm and promote animation, social interaction, vibrancy), ground floor patios, and the amenity area.
- Consider reviewing the size of the windows, in particular on the south elevation, as some of the windows feel too small for how tall the building is.
- Consider adding an additional material selection on the west and north elevations to break up the use of the white siding.

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

CARRIED

D. OTHER BUSINESS

D.1. Work Planning Update - INFO

- P. Spearey provided an update on the following work planning items:
 - **Bylaw Amendment** (including new boundary): Administration is currently preparing a draft amendment to share with the Subcommittee in August.
 - **Exit survey**: currently being vetted by the City of Edmonton engagement team, and should be ready to begin sharing with applicants by the August 19 meeting.
 - **Training database**: Administration has drafted a training database that will be shared with members. Committee members are encouraged to populate it with relevant resources.

D.2 Quorum Discussion

- The Committee discussed some potential updates to the Standards and Procedures, to better outline the expectations regarding attendance and quorum; in particular **(INFO)**:
 - The importance of maintaining meeting quorum and the impact cancelling meetings has on applicants, administration and the committee.
 - Setting a deadline for last minute regrets (barring emergencies) for noon on the Friday before the regularly scheduled meeting. The intention is to allow sufficient time to notify applicants, and to reschedule the meeting if necessary.

- Holding a special meeting within 1 week of any cancelled meeting - rather than adding projects to future meeting agendas- to ensure that project teams are not delayed.
 - The impact of arriving late/leaving early on quorum, and whether or not a procedure should be developed for dealing with these scenarios.
- **ACTION: Administration will work with the subcommittee, committee (and OCC as needed) to refine the Standards and Procedures to provide clearer direction regarding meeting attendance and scheduling.**

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (August 19, 2025)

Mainstreet Tower Parkade	Informal, DP	Pere Bekederemo- Landev Architecture
CLSE- Llew Lawrence Operations and Maintenance Facility	Formal, City Project	Larissa Ulcar- DIALOG
Kingsway Mixed-use Building	Formal, DP	Erfrey Tamon- Tamon Architecture

Conflicts: N. Pryce (Mainstreet Tower Parkade), J. Mills (CLSE)

Regrets: R. Subramanian, G. Freer (must leave by 6:30). J. Mills can potentially participate if needed.

F. ADJOURNMENT

The meeting adjourned at 6:33p.m.

G. NEXT MEETING

Tuesday, August 19, 2025 at 4:00p.m. Hybrid.