



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, December 3, 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

D. Brown

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, Administration
K. Bacon, Urban Planning and Economy, Planner
C. Li, Urban Planning and Economy, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:00p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the December 3, 2024 Agenda, with the addition of Item D.2: Edmonton Urban Design Awards- EDC Representative

SECONDED: N. Pryce

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the November 5, 2024 Minutes

SECONDED: J. Monfries

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. Pryce

The motion passed unanimously.

Edmonton Design Committee met in private at 4:03p.m.

K. Dieterman joined the meeting at 4:03p.m.

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: M. Tindall

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:20p.m.

C. APPLICATIONS

C.1 Mary Burlie Park

Duane Boos- City of Edmonton

Motion of Support: D. Brown

Seconded: G. Freer

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

- Consider the addition of a seat wall or benches along 97th Avenue (closer to the main entry to the Northeast Entry Plaza) to provide more street related seating and eyes on the park.
- Further assess the proposed mesh screening on the shade structure with respect to CPTED (sightlines in and through the structure and the perceived sense of enclosure), form/shape, material durability, and maintenance requirements (e.g., debris/dust cleaning, snow loading, bird nesting, etc.).

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

CARRIED

C.2 108 Street Multi-family Residential Building (DP)

Ian Evans- HSEA

Motion of Support: J. Mills

Seconded: N. LaMontagne

The Committee notes that this project could have benefited from an informal presentation. The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Consider the interface between the rear elevation and the lane/Warehouse Park, which is poorly defined and sets a precedent that is not consistent with the Principles of Urban Design. The design and arrangement of components must consider opportunities of activating the ground floor along Warehouse Park. This could include amenity/garden space development in currently proposed visitor parking stalls; ensuring the park-facing entrance has more prominence; the application of enhanced material use (e.g., decorative pavers, coloured concrete, etc.), site furniture and features (e.g. decorative screening of service access areas).
- Consider public realm streetscape interface enhancements integrated with the 108 Street Main Entry (e.g., bicycle parking and site furniture).
- Consider the design and spatial arrangement of the south and north edges of the building to create more intimate/warm/human scaled residential spaces for main floor residence and that enhance the interface with existing adjacent building edges.

For the Motion: J. Monfries, K Dieterman, N. LaMontagne, R. Subramanian, J. Mills

Against the Motion: N. Pryce, D. Brown, G. Freer, K. Oxley, M. Tindall

DEFEATED

Motion of non-support: N. Pryce
Seconded: D. Brown

The Committee notes that this project could have benefited from an informal presentation. The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Consider the interface between the rear elevation and the lane/Warehouse Park, which is poorly defined and sets a precedent that is not consistent with the Principles of Urban Design. The design and arrangement of components must consider opportunities of activating the ground floor along Warehouse Park. This could include amenity/garden space development in currently proposed visitor parking stalls; ensuring the park-facing entrance has more prominence; the

application of enhanced material use (e.g., decorative pavers, coloured concrete, etc.), site furniture and features (e.g. decorative screening of service access areas).

- Consider public realm streetscape interface enhancements integrated with the 108 Street Main Entry (e.g., bicycle parking and site furniture).
- Consider the design and spatial arrangement of the south and north edges of the building to create more intimate/warm/human scaled residential spaces for main floor residence and that enhance the interface with existing adjacent building edges.

The interface between the rear elevation and the surrounding context to the east, which borders the Warehouse Park, could be further refined to better align with and enhance the character of the area. While waste management, underground parking access, and loading areas are essential components of the building's functionality, the visitor parking could be reconsidered. This space presents an opportunity to create an environment that more harmoniously complements the proposed Warehouse Park.

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

Against the Motion: J. Monfries, N. LaMontagne, R. Subramanian, J. Mills

CARRIED

D. OTHER BUSINESS

D.1 2024-25 Work Plan Update

- P. Spearey informed the Committee that the Subcommittee has endorsed the Council Report on the revised Principles of Urban Design. It will be presented to the Urban Planning Committee in February 2025. **Info.**
- P. Spearey informed the Committee that the engagement with Industry will be extended to allow more feedback on the proposed changes to the Standards & Procedures, Principles of Urban Design, and Scope of EDC review, until the end of the first week of January 2025. **Action:** Administration will be reaching out to our Industry contacts with this update. Committee members are encouraged to share this information with any contact who may be interested in participating.

D.2 2025 Edmonton Urban Design Awards- EDC Representative

- By consensus, the Committee endorses C. Dorward to be the EDC representative for the 2025 Edmonton Urban Design Awards Advisory Committee. **Info.**

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, DECEMBER 17, 2024)

Southeast Transit Bus Garage	Informal, City Project	Stantec/COE
E4C Purpose built Building	Formal, DP	Dub Architecture

Conflicts: None.

Regrets: K. Oxley, N. Pryce (must leave by 6:45)

F. ADJOURNMENT

The meeting adjourned at 6:41p.m.

G. NEXT MEETING

Tuesday, December 17, 2024 at 4:00p.m. Hybrid.