



EDMONTON DESIGN COMMITTEE MINUTES

Location: Google Meet
Tuesday, January 6, 2026

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
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
S. Gibson

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bacon, Urban Planning and Economy Department, Planner
A. Seltz, 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 January 6, 2026 Agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the December 16, 2025 Minutes

SECONDED: J. Mills

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOSES (Closed to the Public)

MOTION: C. Dorward

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: D. Brown

The motion passed unanimously.

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

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 The McKernan (DP)

Teague McCrae- Rootstock Architecture

C.2 Block 109 Apartments (DP)

Jim Der- Der & Associates Architecture

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 5:57p.m

C.3 Queen Mary Park Townhomes/ Columbia Townhouses (DP)

Jumean Loungsay- Krahn

Motion of Non-support: J. Mills

Seconded: S. Gibson

While the Committee believes that the proposed development is an important residential infill project for the Queen Mary Park Neighbourhood. The Committee supports this development in principle, there are a number of items that require significant review and refinement:

- Consider the addition of unit porches to establish transition and separation from the public realm and remove the need for basement window wells, raising basement windows closer to grade and creating more natural light into basement units.
- Consider establishing a seamless pedestrian-oriented central courtyard space (e.g., decorative paving, landscape, site furniture, and features) with parking as a visually secondary use.
- Review and revise the building elevations for all buildings on site. Review and revise proportions and extent of cladding, placement of balcony doors, and sizing

of windows throughout. Highly recommended revising the west elevation of building three to better address its relationship to the high-traffic, high-visibility intersection of 115 Street and 105 Avenue.

- Consider the design of building 5 in relation to the adjacent north property, as its rear elevation and potential views face a blank commercial block wall.
- Confirm the building roof strategy (mono low pitch slope, or flat roof with parapets).
- Confirm and clarify the soft landscaping surface materials.
- Clarify Crime Prevention Through Environmental Design (CPTED) strategies for the courtyard area (additional lighting, visual connections through the site, and prevention of dark spaces for hiding)
- Secondary fire access is currently showing a conflict with parking stalls.
- Provide details for the required path of travel for the bicycle stalls located within the units. Also consider the inclusion of secure exterior bike storage.

The Committee notes that this project would have greatly benefited from an informal presentation. An informal would have identified the need for a more comprehensive, consistent, and complete Development Permit presentation package (plan/floor plans, sections, elevations, and perspectives).

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

CARRIED

K. Dieterman left the meeting at 7:15p.m.

C.4 Central McDougall Townhouses (DP)
Allison Rosland- Situate

Motion of Non-support: D. Brown
Seconded: M. Tindall

While the Committee believes that the proposed development is an important residential infill project for the Queen Mary Park Neighbourhood and supports this development in principle, the Committee notes that this project would have greatly benefited from an informal presentation. An informal would have identified the need for a more comprehensive, consistent, and complete Development Permit presentation package. There are a number of items that require significant review and refinement:

- Consider the addition of unit porches to establish transition and separation from the public realm and remove the need for basement window wells, raising basement windows closer to grade and creating more natural light into basement units.
- Consider establishing a seamless pedestrian-oriented central courtyard space (e.g., decorative paving, landscape, site furniture, and features) with parking as a visually secondary use.
- Review and revise the building elevations for all buildings on site. Review and revise proportions and extent of cladding, placement of balcony doors, and sizing of windows throughout. It is highly recommended to revise the west elevation of building 3 to better address its relationship to the high-traffic, high-visibility intersection of 115 Street and 105 Avenue.
- Consider the design of building 5 in relation to the adjacent north property, as its rear elevation and potential views face a blank commercial block wall.
- Confirm the building roof strategy (mono low pitch slope, or flat roof with parapets).
- Confirm and clarify the soft landscaping surface materials.
- Clarify Crime Prevention Through Environmental Design (CPTED) strategies for the courtyard area (additional lighting, visual connections through the site, and prevention of dark spaces for hiding).
- Secondary fire access is currently showing a conflict with proposed parking stalls, and no knock down bollards are not shown on plans.
- Provide details for the required path of travel for the bicycle stalls located within the units. Also consider the inclusion of secure exterior bike storage.

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

Against the Motion: J. Mills

CARRIED

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, January 20, 2025

Regrets: N. Pryce, J. Mills (tentative), K. Oxley (tentative)

F. ADJOURNMENT

The meeting adjourned at 8:13p.m.

G. NEXT MEETING

Tuesday, January 20, 2026 at 4:00p.m.