



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet  
Tuesday, July 2, 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  
E. Dunn  
G. Freer  
J. Monfries  
K. Dieterman  
K. Oxley  
M. Tindall  
N. Pryce

### **ALSO IN ATTENDANCE:**

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

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## **A. CALL TO ORDER AND RELATED BUSINESS**

### **A.1. CALL TO ORDER**

J. Mills called the meeting to order at 4:04 p.m.

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

**A.2. ADOPTION OF AGENDA**

MOTION: J. Mills

Motion to adopt the July 2, 2024 Agenda

SECONDED: N. LaMontagne

The motion passed unanimously.

**A.3. ADOPTION OF MINUTES**

MOTION: J. Mills

Motion to adopt the June 17, 2024 Minutes

SECONDED: K. Oxley

**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: G. Freer

The motion passed unanimously.

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

**C. APPLICATIONS**

**FORMAL PRESENTATIONS (Open to the Public)**

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 4:16 p.m

### **C.1 Varsity (RZ)**

Marcelo Figueira- Green Space Alliance

Motion of Support: D. Brown

Seconded: E. Dunn

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design, recommends the Applicant further assess and consider the following design refinement items:

- The corner commercial unit and the extent and use of materials. (e.g., historical vs. contemporary).
- East townhouse unit stairs and their physical and visual interface with the pedestrian/streetscape realm.
- Resolving the form and function of the townhouse front porch and establishing adequate space if the porches are proposed as a functionally active amenity townhouse component.
- Establishing visual clarity at the main building entrance through the use of materials (e.g., less brick - more glazing, etc.).
- The use of materials to establish an integrated streetscape interface (e.g. interlocking pavers, Old Strathcona Branding, brick, etc.).
- Assess the intent and feasibility of the actual spatial requirements (e.g., fall zones/setbacks, etc.) for a children's play area in the central amenity space and how this feature brings value to the project.
- Further articulate the roofline at the corner of 81 Avenue and 105 Street. (similar to the corner of 105 Street and the laneway)

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

Against the Motion: N. LaMontagne

**CARRIED**

## OTHER BUSINESS

### D.1. Mandate and Permanency Review

- The Committee discussed the Mandate Review Survey. **Committee members are asked to provide additional comments prior to the next meeting, July 16.**
- The Committee will finalize its response to the Survey on July 16 prior to the Survey close on July 26, 2024
- Administration will clarify the intent of question 6 with the Office of the City Clerk in advance of the July 16, 2024 meeting.

K. Dieterman left the meeting at 7:00p.m.

M. Tindall left the meeting at 7:24p.m.

### D.2. 2024/25 Work Planning

- P. Spearey presented a brief [presentation](#) to the Committee.
- Administration will circulate the 2024/25 Work Plan document, **to which Committee Members are asked to add comments prior to the meeting on July 16.**
- **Members are asked to familiarize themselves with the draft Principles of Urban Design prior to the July 16 meeting, and add comments as appropriate.**

### E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, August 6, 2024)

Conflicts: None.

Regrets: N. Pryce

### F. ADJOURNMENT

The meeting adjourned at 8:03p.m.

### I. NEXT MEETING

**Tuesday, July 16, 2024 at 4:00p.m.** Hybrid.