



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, July 4, 2023

MEMBERS:

J. Mills, Chair
N. LaMontagne, Vice Chair
T. Ziola, Vice-Chair
K. Dieterman
D. Brown
J. Candlish
M. Tindall
N. Pryce
C. Kanna
J. Monfries
E. Dunn
C. Dorward

PRESENT:

T. Ziola, Vice-Chair
K. Dieterman
D. Brown

M. Tindall

C. Kanna
J. Monfries
E. Dunn
C. Dorward

ALSO IN ATTENDANCE:

P. Spearey, Lead Urban Designer, Urban Planning and Economy Department
W. Sims, Urban Designer, Urban Planning and Economy Department
A. Rowan, Planning Technician, Urban Planning and Economy Department
K. Yeung, Planner, Urban Planning and Economy Department
K. Bacon, Planner, Urban Planning and Economy Department

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

T. Ziola called the meeting to order at 4:07 p.m.

A.2. ADOPTION OF AGENDA

MOTION: T. Ziola

Motion to adopt the July 4, 2023 Agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES - June 6, 2023 REGULAR MEETING

MOTION: T. Ziola

Motion to adopt the June 6, 2023 Minutes

SECONDED: D. Brown

The motion passed unanimously.

A.4. REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: T. Ziola

That 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: C. Dorward

The motion passed unanimously.

Edmonton Design Committee met in private at 4:11p.m.

C. APPLICATIONS

INFORMAL PRESENTATION (Closed to the Public)

C.1 Rapid Supportive Housing Initiative- Garneau

Adrian Benoit- GEC

E. Dunn declared a conflict with this project and did not participate in deliberations.

MOTION: T. Ziola

That the Edmonton Design Committee meet in public.

SECONDED: C. Dorward

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:11p.m

FORMAL PRESENTATION (Open to the Public)

C.2 10910 72 Avenue Apartment Building (DP)

Songlin Pan- SPAN

Motion of Support: D. Brown

Seconded: T. Ziola

The Committee supports this proposal but notes the following items could benefit from further refinement:

- Consider a refinement of facade materials and colours, and a simplified massing/arrangement of material use that relates to the surrounding neighbourhood context and character (Principles A1- Creating + Enhancing the City, B2- Integration and Encouragement of Public Arts and Culture, B4- Durable, Permanent and Timeless Materials, C1- Exemplify Neighbourliness: Celebrate, Engage and Enhance the Unique Context of Location, and C2- Celebrate + Respect Heritage)
- Consider adjusting the elevation of the main floor to enable accessible units or include accessible ramping to the rear entry (options include: walkway/ramp connection (north to south) on east side of property or switch back ramp at the rear of the building or combination of options). (Principle C3 - Enhance + Preserve Connections)

- Reconsider seating material at the front entry plaza to provide a more comfortable surface during all seasons as stone can be quite uncomfortable in colder weather (Principle B3 - Celebrate the Winter City + Edmonton's Climate).
- Explore the nature of the outdoor amenity areas and relationship to the adjacent suites to identify opportunities to increase their usefulness to residents (Principle A3 Creating + Enhancing the Block, Street + Building)

For the Motion: D. Brown, M. Tindall, K. Dieterman, J. Monfries, E. Dunn, C. Dorward, C. Kanna, T. Ziola

CARRIED

BREAK (20 min)

C.3 Capital Tower Revitalization (DP)
Mobolanle George- MOG Architecture

Motion of Support: D. Brown
Seconded: T. Ziola

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

- Consider incorporating contrasting or brighter colour (or mural/art opportunities) in the podium to enhance building massing, articulation, and human-scale (Principle C1 Exemplify Neighbourliness)
- Consider commercial frontage upgrading opportunities (e.g., rolling/folding doors (including art murals on security shutters), patio space (e.g., sidewalk, parklet, full patio c/w boardwalk, etc) and awnings/canopies) that markets and supports the commercial use and improves and animates the public/pedestrian realm (Principle A2 - Creating + Enhancing the Neighbourhood, District + Corridor; A3 Creating + Enhancing the Block, Street + Building)
- Provide a layout of lighting (including illumination levels) around the perimeter of the building in support of CPTED principles to advance safety at ground level (Principle A3 Creating + Enhancing the Block, Street + Building):
- : Encourage further exploration with the City of Edmonton about the potential for partnership in streetscape improvements along 101 Street, such as enhanced lighting, sidewalk improvements, and street trees (Principle A3 Creating + Enhancing the Block, Street + Building)
- Consider alternate alcove/main entry gates options (e.g., Vestibule extension, Unique/Artistic design and materials, etc.), including opportunities to bring

colour, an inviting presence, and pedestrian-scale to the entrances in a cohesive approach (Principle A3 Creating + Enhancing the Block, Street + Building)

For the Motion: E. Dunn, D. Brown, M. Tindall, K. Dieterman, J. Monfries, C. Dorward, C. Kanna, T. Ziola

CARRIED

D. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday July 18, 2023)

Riverbend Library	Informal	City Project- Ian Mulder
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Conflicts: None.

Regrets: T. Ziola, D. Brown, J. Monfries

E. OTHER BUSINESS

E.1 Onboarding and Training Follow-up

- T. Ziola asked the new members for feedback regarding the Onboarding and Training session, how their experience on EDC has been to date, and whether or not they feel that more training is necessary.
- J. Monfries felt that the onboarding was clear and that the learning curve hasn't been too steep. Appreciates the variety of projects that have been presented at EDC since he became a member.
- E. Dunn echoes J. Monfries comments. She found the orientation really valuable.
- C. Dorward felt that the onboarding was well done. Mentioned that it would have been helpful to be able to sit in on a meeting before being asked to comment on a project, but that access to previous meeting LiveStreams was beneficial. He also mentioned that it was helpful when the Chair put new members at the end of the question order, so that they could listen to the experienced members' comments.
- C. Dorward mentioned that one area of the process that is a bit unclear is how the Committee evaluates rezoning projects (ie. what the focus should be).
- C. Kanna found the orientation and onboarding very useful. Echoed C. Dorwards comments about the question order.
- New members agreed that there is no additional training necessary at this stage, although some clarity around rezonings would be appreciated.

- **ACTION: Administration to schedule a rezoning planner (Andrew McLellan) to attend an upcoming meeting where they can provide some more clarity around the role of EDC as it relates to rezoning projects.**

E.2 Review of Principles of Urban Design

- P. Spearey informed the Committee that the review of the principles of Urban Design is imminent. Proposed having a conversation about what this review will look like.
- D. Brown proposed two options that were discussed at the Subcommittee meeting: 1) The Subcommittee could draft these and then circulate them to the larger Committee for feedback, 2) The larger Committee could be directly involved in drafting the revised principles, which would be presented to industry in the fall. D. Brown inquired about how involved the rest of the Committee would like to be in the process.
- K. Dieterman likes the idea of a blue sky session with the larger Committee.
- P. Spearey suggested that these two options do not need to be mutually exclusive. It is possible to hold a blue sky session to get some ideas on the table that the Subcommittee can then take back and work with.
- C. Dorward suggested using a regularly scheduled meeting to hold a blue sky session. Suggested that the Subcommittee present a rough framework to the larger Committee to provide some context around the type of feedback they are looking for.
- T. Ziola suggested that it would be a helpful first step for the Subcommittee to get some initial feedback from the larger Committee, even if it is just identifying areas where the current principles are no longer relevant/have become dated.
- W. Sims pointed out that starting from scratch could potentially cause some growing pains as the design industry adjusts to the revised principles. Wants to ensure that the progress that has been made is not lost in this update.
- D. Brown agreed that having a session with the larger Committee to start the process would be helpful. D. Brown suggested that using a thumbs up, thumbs down approach while working through each principle may be a good way to facilitate this session.
- K. Dieterman supported D. Brown's thumbs-up, thumbs-down approach.
- T. Ziola suggested that the Subcommittee could assign homework in advance of the session where members can contribute to a shared miroboard to flag some of the issues so that the session time can be used more effectively, instead of being used to formulate ideas.
- T. Ziola asked if there is an opportunity for more people to join the Subcommittee?
- P. Spearey informed the Committee that they can add as many additional members to the Subcommittee as they would like.
- P. Spearey asked T. Ziola and D. Brown if they prefer to wait until the scheduled Subcommittee meeting to discuss the framework for this work, or would they prefer if Administration get started on this now, so that early in August we can hold the session, and allow time for homework in advance?
- T. Ziola suggested holding a special meeting to accommodate this session. Potentially August 8th?
- K. Dieterman supports the idea of a special meeting on August 8, rather than trying to accomplish this during a regular meeting.

- The present Committee members have no known regrets for the proposed date. Administration will place a hold for a special meeting on August 8.
- C. Kanna asked if this meeting would be virtual or in-person?
- P. Spearey suggested that holding it in-person would be a good idea. The Committee members agreed.
- **ACTION: Administration to create a ‘hold’ for an in-person special meeting on August 8.**
- **ACTION: Administration to work with the EDC Subcommittee to prepare for this special meeting, and undertake planning for industry engagement in the fall.**

F. ADJOURNMENT

The meeting adjourned at 8:20pm.

G. NEXT MEETING

Regular Meeting Tuesday July 18, 2023 at 4:00 p.m. Hybrid Meeting