



## **EDMONTON DESIGN COMMITTEE MINUTES**

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

**Tuesday, June 4, 2024**

### **MEMBERS:**

J. Mills, Chair  
N. LaMontagne, Vice-Chair  
C. Dorward  
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  
C. Dorward  
D. Brown  
E. Dunn  
G. Freer  
J. Monfries  
K. Dieterman  
K. Oxley  
  
R. Subramanian

### **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, EDC Administration  
B. Noorman, Urban Planning and Economy Department, Planner  
N. Shah, Urban Planning and Economy Department, Planner  
K. Bacon, Urban Planning and Economy Department, Planner

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

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

J. Mills called the meeting to order at 4:02p.m.

**A.2. ADOPTION OF AGENDA**

MOTION: J. Mills

Motion to adopt the June 4, 2024 Agenda

SECONDED: K. Oxley

The motion passed unanimously.

**A.3. ADOPTION OF MINUTES - May 21, 2024 REGULAR MEETING**

MOTION: J. Mills

Motion to adopt the May 21, 2024 Minutes

SECONDED: D. Brown

**A.4 REQUESTS TO SPEAK**

None.

**B. PROJECT SYNOPSES (Closed to the Public)**

MOTION: J. Mills

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: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 4:04p.m.

K. Dieterman joined the meeting at 4:26p.m.

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:33p.m

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

**C.1 Roundhouse Park (DP)**

Jill Robertson- Dialog

J. Mills declared a conflict with item C.1. N. LaMontagne took the Chair at 4:33p.m.

P. Spearey joined the meeting at 5:30p.m.

Motion of Support: D. Brown

Seconded: N. LaMontagne

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

- Consider the proposed form and daily/year-round function of the park as it relates to the surrounding context, its anticipated users (e.g., residents, office workers, etc) and ‘neighborhood/community’ park qualities, rather than focusing on creating a ‘downtown destination’ public park with year-round programming.
- Reconsider the design of the trestle (eg. increasing its width) and incorporate more opportunities for active programming and viewpoint seating.
- Consider additional permanent seating within the park area.

**For the Motion:** C. Dorward, E. Dunn, R. Subramanian, G. Freer, J. Monfries, D. Brown, K. Oxley, N. LaMontagne

**Against the Motion:** K. Dieterman

**ABSTAIN:** J. Mills

**CARRIED**

J. Mills resumed as Chair at 6:17p.m.

**C.2 10838-114 Street Apartment Building**

Ed Gooch- EFG Architects

Motion of Support: J. Mills

Seconded: R. Subramanian

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

- Refine the ground floor expression and street presence to improve the interface between the building and the surrounding neighborhood and improve the viability of the commercial spaces.
- Consider the refinement of interior/exterior space at the residential front entry that enhances resident amenity, activity and gathering space, creating an improved interface with the public realm and street. This refinement should include enhanced public realm development of the proposed CRUs, coffee shop and convenience store, promoting outdoor spill-out/patio space and public realm/streetscape integration and activation.
- Consider space for resident interaction with each other, such as barrier free outdoor amenity areas (i.e. rooftop patio area, residential front entry, etc.)
- Consider landscape approaches that support enhanced form and function (e.g., working gardens, therapeutic gardens, reminiscence gardens, etc.) for senior residents.
- Consider the proximity of the residential garbage to 109 Ave and provide appropriate screening.
- Consider enhancing legibility of building main entry (i.e. canopy, signage, lighting, site furniture, etc.)

**For the Motion:** N. LaMontage, K. Oxley, J. Monfries, R. Subramanian, J. Mills

**Against the Motion:** E. Dunn, D. Brown, G. Freer, C. Dorward

**CARRIED**

### **C.3 Oliver Plaza (DP)**

Armando Hernandez- Dualita

Motion of Support: N. LaMontagne

Seconded: E. Dunn

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

- Consider completing a traffic safety assessment to identify any impacts to the adjacent intersection (i.e. to confirm that the sign has no impact to the safety or flow of traffic).
- Ensure that the digital signage component can be removed from the facade without compromising the design intent for this project (given that minor/major digital signage permits are temporary and may or may not be granted).

The Committee also has a concern that the proposed restoration of the commercial building has not included potential site improvements (e.g., storefront/pedestrian realm, parking lot reduction, meaningful landscape improvements, and public realm/streetscape interface) due to the short-term investment approach to the restoration project and the potential for a complete high-density redevelopment of the site within the next 5 to 10 years.

**For the Motion:** J. Monfries, E. Dunn, N. LaMontagne, R. Subramanian, C. Dorward, D. Brown, K. Oxley, G. Freer, J. Mills

**CARRIED**

### **C.4 Ritchie Hub**

Leah Kinsella- Beljan

Motion of Support: D. Brown

Seconded: C. Dorward

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

- Continue to assess opportunities to improve the public realm along 82 Avenue and 97 Street (i.e. streetscape improvements).
- Consider defined and safe pedestrian connectivity from 97 Street to the commercial units.
- Maintain the proposed vision for outdoor patio spaces through the application of tenant design guidelines.
- Consider identifying additional site areas where additional bicycle parking could be incorporated in anticipation of increased demand.

**For the Motion:** J. Monfries, E. Dunn, N. LaMontage, R. Subramanian, C. Dorward, D. Brown, K. Oxley, G. Freer, J. Mills

**CARRIED**

**D. OTHER BUSINESS**

**D.1. 2024/25 Work Plan Update**

- P. Spearey provided an update to the Committee on engagement with Industry. The Committee was encouraged to share this information with their colleagues.
- To ensure quorum, J. Mills has moved the second meeting in June to Monday June 17, 2024. This meeting will be held virtually.
- P. Spearey informed the Committee that the Councillor Luncheon originally scheduled for June 14 has been cancelled. Administration will aim to reschedule this meeting for September 2024, based on the availability of Council.

**G. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Monday June 17, 2024)**

Manulife Place (DP)	Lisa Frado- Dialog	Formal
Junction 99	Richard Innes- Gardner Architecture	Informal

Conflicts: J. Mills (Manulife Place)

Regrets: None.

**H. ADJOURNMENT**

The meeting adjourned at 9:31p.m.

**I. NEXT MEETING**

**Monday, June 17, 2024 at 4:00p.m. Hybrid Meeting.**