



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, October 21, 2025**

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

J. Mills, Vice-Chair
D. Brown

K. Dieterman
K. Oxley
M. Tindall

R. Subramanian
S. Gibson

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bauer, 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 4:02p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the October 21, 2025 Agenda, with the removal of Item D.1- Work Planning Update.

SECONDED: J. Mills

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the October 7, 2025 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (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: M. Tindall

The motion passed unanimously.

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

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: M. Tindall

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:21p.m

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 Blatchford Aircraft Control Tower (City Project)

Michael Dub- Dub Architecture

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:

- Consider the form and function of the Community Porch and how it enhances the public realm, encourages activity, engages the passerby, and creates a welcoming and year-round active space that accommodates both daily use and community events/celebrations, and creates the future potential for community commercial/concession additions. Key considerations could include moveable tables and chairs, a larger hard surface area between the bottom stairs of the porch and lawn, outdoor heaters, etc.

For the Motion: D. Brown, M. Tindall, J. Mills, K. Dieterman, S. Gibson, R. Subramanian, K. Oxley, C. Dorward

CARRIED

C.2 McKernan Flats (DP)

Ian Evans- HSEA

Motion of support: C. Dorward

Seconded: R. Subramanian

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

- Consider adding horizontal slatted screening to the corten steel walls for ground floor patios along 109 Street to establish more privacy from the pedestrian thoroughfare on 109 Street.
- Consider the addition of public art/motifs on the higher planters or assess the opportunity of inseting a portion of the planter into the parkade lid to lower the above grade planter height.
- Consider the corner treatment of the ground level area at 77 Avenue and 109 Street to better engage and activate the public realm/streetscape and reinforce the building's presence.
- Consider the use and planning of the unit patio space directly adjacent to the open-air waste and recycling collection area if relocation is not possible along the lane. Alternatively, consider

replacing the landscape rock with additional planter/ landscaping area to provide greater separation from the waste area.

For the Motion: R. Subramanian, K. Determine, J. Mills, M. Tindall, K. Oxley, S. Gibson, D. Brown, C. Dorward

CARRIED

C.3 9863-78 Avenue Apartment (DP)

Songlin Pan- SPAN

Motion of non-support: D. Brown

Seconded: K. Oxley

While the Committee supports this development in principle, there are a number of items that require significant review and refinement:

- Consider re-orienting the development to face 99 Street to encourage a more active, pedestrian-friendly frontage along 99 Street that is consistent with the current pattern of new development along 99 Street and complies with the 99th Street corridor plan.
- Consider the addition of common outdoor amenity space along the 99 Street frontage and at the 78 Avenue building entrance to enhance the development interface and connectivity to these varied frontages and public realms (e.g., neighbourhood and urban), including the landscape design.
- Consider the overall massing for the project as the building, especially the west elevation facing 99th street, is very flat. The project would benefit by adding some further depth and articulation to the street facing elevation. We suggest revisiting materiality to support variance in textures for visual interest.
- The design would greatly benefit from providing unit dedicated outdoor amenity areas, and the committee highly recommends exterior balconies.

The Project has maximized the number of dwellings, height and site coverage, with density being the apparent target. If density becomes the sole target or success measure, without equal consideration for other design and livability factors, we risk creating places that are efficient on paper, but poor in practice. Urban design is fundamentally complex, and focusing only on density can unintentionally sideline critical elements like:

- Human-scaled design
- Quality of public realm and integration with surrounding context
- Access to green space and landscaping, and amenity areas
- Daylight access and building orientation

- Safety and security (CPTED principles)
- Walkability and connectivity.
- Barrier-free accessibility - site & building.
- Sense of place and social cohesion

The Committee also notes that this project would have greatly benefited from an informal presentation.

For the Motion: M. Tindall, S. Gibson, K. Dieterman, R. Subramanian, K. Oxley, D. Brown, C. Dorward

CARRIED

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, November 4, 2025

Regrets: R. Subramanian

F. ADJOURNMENT

The meeting adjourned at 7:07p.m.

G. NEXT MEETING

Tuesday, November 4, 2025 at 4:00p.m. Hybrid.