



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, September 16, 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
N. LaMontagne, Vice-Chair

D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
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. Yeung 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 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the September 16, 2025 Agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the September 2, 2025 Minutes

SECONDED: S. Gibson

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: R. Subramanian

The motion passed unanimously.

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

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 The Terrace (RZ)

Ben Gardner- Gardner Architecture

G. Freer left the meeting at 5:11p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:21 p.m

FORMAL PRESENTATIONS (Open to the Public)

C.2 Kingsway Mixed-use (DP)

Marcelo Figueira- GSA

Motion of Support: D. Brown

Seconded: K. Oxley

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

- Consider the addition of ‘landmark’ architectural qualities (e.g., form, massing, articulation, material use, etc.) at the building corner and intersection of Kingsway Avenue and 101 Street to strengthen the building's prominence and visual reference. This could include consideration for the Chinatown context with art or other design motifs.
- Recommend limiting, or eliminating altogether, the bollards lining the street facing elevations.
- Explore the exterior material selections to reduce the visual complexity created by the proposed horizontal plank pattern.
- Enhance the interface with the public realm and establish a human-scaled environment that promotes animation, social interaction, vibrancy, and synergy with ground floor commercial businesses (e.g., outdoor seating/gathering areas, outdoor patio space, etc.).
- Ensure that traffic management related to the use of a potential Medical Clinic and the tendency of pick up and drop-offs is considered with flow and function of traffic and parking.
- Look to create artwork and illumination or lighting along the blank northern elevation wall.

- Consider the removal of alcove doors along the commercial frontage and make entrances more visible and safe. Similarly, review the design of the inclusive bike parking and how they are accessed by the public. Currently, they appear to be concealed or hidden spaces with regards to CPTED.

For the Motion: N. LaMontagne, S. Gibson, D. Brown, K. Dieterman, M. Tindall, J. Monfries, R. Subramanian, K. Dieterman, N. Pryce, C. Dorward

CARRIED

D. OTHER BUSINESS

D.1 Work Planning Update

None.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, October 7, 2025 (tentative)

None.

Conflicts: None.

Regrets: N. Pryce (until November), K. Oxley

F. ADJOURNMENT

The meeting adjourned at 6:32 p.m.

G. NEXT MEETING

Tuesday, October 7, 2025 at 4:00p.m. Hybrid.