



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, July 19, 2022

MEMBERS:

J. Mills, Chair
K. Dieterman, Vice-Chair
T. Ziola, Vice-Chair
A. Benoit
D. Brown
A. Zepp
J. Candlish
M. Tindall
N. Pryce
N. LaMontagne

PRESENT:

J. Mills, Chair
K. Dieterman, Vice-Chair

A. Benoit

A. Zepp

M. Tindall
N. Pryce
N. LaMontagne

ALSO IN ATTENDANCE:

P. Spearey, Urban Planning and Economy, Lead Urban Designer
W. Sims, Urban Planning and Economy Department, EDC Administration
S. Carlyle, Urban Planning and Economy Department, Planner
K. Lamont, Urban Planning and Economy Department, Planner
K. Bacon, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:01 p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the July 19, 2022 Agenda

SECONDED: A. Benoit

The motion was carried unanimously.

A.3. ADOPTION OF MINUTES - July 6 , 2022 REGULAR MEETING

MOTION: J. Mills

Motion to adopt the July 6, 2022 Minutes with K. Dieterman and T. Ziola identified as Vice-Chairs.

SECONDED: K. Dieterman

The motion was carried unanimously.

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: N. Pryce

The motion passed unanimously.

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

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: N. Pryce

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:39 p.m

C.1. Breathing Space (DP)
Ignacio De Lorenzo- Brian Allsopp

Motion: J. Mills

Motion of Support

Seconded: A. Benoit

For the Motion: A. Zepp, A. Benoit, K. Dieterman, M. Tindall, N. Lamontagne, N. Pryce, J. Mills

Against the Motion: None

CARRIED

C.2. Claire Estates Renovation (DP)
Adem O’Byrne- JM Design Group

Motion: J. Mills

Motion of Support

The Committee supports this project, and encourages the Applicant to continue working with Administration on the following items:

- **Consideration given to the activation of the potential future patio location (i.e public arts, site furniture, etc.). (Principle B2)**
- **Re-evaluating the northeast corner of the site, at the principal entrance to the apartments/pub, to provide greater pedestrian amenity (i.e seating) and improve wayfinding of principal entrances.**
- **Consideration given to how the development of the ground plane can incorporate elements (materiality) of the Heritage Trail that runs along the south sidewalk on 100 Avenue. (i.e red brick paving materials, black elements, etc.). (Principle B4/Principle C2)**
- **Examining the cross sections and pedestrian perspective to better understand the relationship between the canopy and the public realm. Consider increasing the height of the canopy to expose existing arches. (Principle C2)**
- **Ensuring that the application of the white colour palette is successful in the fall/winter months. (Principle B3)**

Seconded: A. Benoit

For the Motion: A. Zepp, A. Benoit, K. Dieterman, M. Tindall, N. Lamontagne, N. Pryce, J. Mills

Against the Motion: None

CARRIED

BREAK

**C.3. Jasper House (RZ)
Jeff Booth- Situate**

Motion: J. Mills

Motion of Support

Though the Committee supports the redevelopment of this important site, the Committee feels more work is required with respect to the site parkade access location and the necessary design elements either solution requires. In addition, the committee feels the applicant should:

- **Ensure the development regulations within the zoning commits the architectural design along Jasper Avenue to be consistent between the east commercial building and the tower podium (as proposed).**
- **Ensure the development regulations describe requirements to ensure the architectural treatment of the parkade ramp structure, surfacing, etc., is of a high quality, is sensitive to the architectural language of the project and its adjacency to the public realm of both Jasper Avenue and the internal plaza.**
- **Explore opportunities to increase tower separation and reduce building massing. The Committee supports a reduction in tower floor plate and increase in height to achieve this.**
- **Consider increasing building setbacks to reduce the monolithic appearance of the building and provide a more human-scaled presence along Jasper Avenue.**
- **Ensure development regulations provide clarity with respect to the intended use of the plaza and the design features required to support its use, whether programmed or passive (i.e. mechanical and electrical servicing, amenities).**
- **Refine the architectural expression of the tower to have a holistic and cohesive expression and identity (form and materiality) on the skyline.**

Seconded: A. Benoit

For the Motion: A. Zepp, A. Benoit, J. Mills

Against the Motion: K. Dieterman, M. Tindall, N. Lamontagne, N. Pryce

DEFEATED

Motion: K. Dieterman
Motion of Non-Support

Though the Committee supports the redevelopment of this important site, the project as presented includes a number of key issues that have not been resolved and are of concern:

- **Building setbacks and setbacks.**
- **Building separation between the existing Jasper House and the proposed new building.**
- **The location of the parkade access on Jasper Avenue does not contribute to the creation of a premier Main Street that is focused on providing a vibrant and safe pedestrian realm and minimizing conflict with transit.**
- **The interface between the public and private realm at the street level surrounding the site, but particularly along Jasper Avenue.**

Additional concerns of the Committee include:

- **Ensuring the development regulations within the zoning commits the architectural design along Jasper Avenue to be consistent between the east commercial building and the tower podium (as proposed).**
- **Ensuring the development regulations describe requirements to ensure the architectural treatment of the parkade ramp structure, surfacing, etc., is of a high quality, is sensitive to the architectural language of the project and its adjacency to the public realm of both Jasper Avenue and the internal plaza.**
- **Exploring opportunities to increase tower separation and reduction in building massing. The Committee supports a reduction in tower floor plate and increase in height to achieve this.**
- **Considering increasing building setbacks to reduce the monolithic appearance of the building and provide a more human-scaled presence along Jasper Avenue.**
- **Ensuring development regulations provide clarity with respect to the intended use of the plaza and the design features required to support its use, whether programmed or passive (i.e. mechanical and electrical servicing, amenities).**
- **Refining the architectural expression of the tower to have a holistic and cohesive expression and identity (form and materiality) on the skyline.**

Seconded: M. Tindall

For the Motion:, K. Dieterman, M. Tindall, N. Lamontagne, N. Pryce
Against the Motion: A. Zepp, A. Benoit, J. Mills

CARRIED

D. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (August 2, 2022)

EXPO Center	Formal	Alexis Finlay- COE
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Conflicts: None

Regrets: None

E. ADJOURNMENT

The meeting adjourned at 9:20 pm.

F. NEXT MEETING

Regular Meeting August 2, 2022 at 4:00 p.m. located via Google Meet