



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, March 15, 2022

MEMBERS:

J. Mills, Chair
A. Benoit, Vice-Chair
D. Brown, Vice-Chair
D. Deshpande
K. Dieterman
M. Figueira
S. Kaznacheeva
K. Liu
A. Zepp
T. Ziola

PRESENT:

A. Benoit-Chair
D. Brown
D. Deshpande
K. Dieterman
M. Figueira
S. Kaznacheeva
K. Liu
A. Zepp

ALSO IN ATTENDANCE:

P. Spearey, Urban Planning and Economy Department, Lead Urban Designer
A. Rowan, Urban Planning and Economy Department, EDC Administration
K. Bacon, Urban Planning and Economy Department, Planner
S. Buccino, Urban Planning and Economy Department, Planner
A. McLellan, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

A. Benoit called the meeting to order at 4:03p.m.

A.2. ADOPTION OF AGENDA

MOTION: A. Zepp

Motion to adopt the Feb 15, 2022 Agenda

SECONDED: D. Brown

The motion was carried unanimously.

A.3. ADOPTION OF MINUTES - Feb 1, 2022 REGULAR MEETING

MOTION: K. Dieterman

Motion to adopt the Feb 15, 2022 Minutes.

SECONDED: D. Deshpande

The motion was carried unanimously. M. Figueira abstained due to his absence from the March 1 meeting.

A.4. REQUESTS TO SPEAK

None

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: A. Benoit

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 4:06p.m.

C. APPLICATIONS

MOTION: A. Benoit

That the Edmonton Design Committee meet in public.

SECONDED: K. Dieterman

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:47p.m.

FORMAL PRESENTATIONS (Open to the Public)

C.1. Gateway Landing Commercial Building (Formal, DP)

Hannah Allawi- L7 Architecture

Motion of Non-Support: K. Dieterman

Seconded: D. Brown

For the Motion: D. Brown, K. Dieterman, S. Kaznacheeva

Against the Motion: A. Zepp, D. Deshpande, K. Liu, M. Figueira, A. Benoit

Motion was defeated.

Motion of Support: M. Figueira

Seconded: A. Zepp

While the Committee commends the Applicant for repurposing an existing building, the Committee notes a number of site development issues related to pedestrian/vehicular movement and circulation, building and parking arrangements, and the design of the pedestrian realm.

In particular, the Committee notes the following:

- The Applicant is recommended to revisit the location of the amenity space and locate it alongside the front of the building where it will have a relationship with the units within the building (Principle A3).
- The width of the sidewalk (1.8m width) along the front of the building is inadequate to provide space for comfortable pedestrian movement and engagement with the units, particularly as it is located adjacent to parking stalls. A width of approximately 3.0m would be more appropriate to accommodate pedestrian movement, landscape and amenity space development. (Principle C3)
- The Applicant is recommended to revise the massing of the front facade to reduce the lengthy horizontal and box-like appearance, enhance entries, and create more space for the pedestrian realm. The massing should enhance the block, street and building as discussed in the urban design principles (Principle A3).

For the Motion: A. Zepp, D. Deshpande, K. Liu, M. Figueira, A. Benoit

Against the Motion: D. Brown, K. Dieterman, S. Kaznacheeva

CARRIED

C.2. Village at ICE (Formal, DP)
Yolanda Lew- Stantec

D. Brown and A. Zepp did not participate in deliberations due to a conflict with the Village at ICE project.

Motion of Support: A. Benoit
Seconded: K. Liu

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

- Include additional direction on the appropriate locations for towers with floor plates larger than 850m², and define a maximum height for buildings with the 2000 sq.m. non-residential floor plate. (Urban Design Principle A3)
- Include more specific development regulations for building design to inform the context and character of the Village of Ice District. The Applicant should provide direction to the Development Officer regarding:
 - Key architectural gestures (Urban Design Principle C1)
 - Materials that are prohibited (Urban Design Principle B4)
- Include additional direction for key urban design gestures such as:
 - Preferred locations for future landmarks (Urban Design Principle C3)
 - Key vistas (Urban Design Principle C3)
 - Mid-block pedestrian connections (Urban Design Principle C3)
 - Privately-owned and publicly accessible open spaces (Urban Design Principle C3)
- Remove Freestanding Signs as a discretionary use
- Include a description of the development requirements for the public realm on the north side of 105 Avenue (Urban Design Principle A3)
- Explore developing the alley on the west side of the proposed park as a shared street. (Urban Design Principle A3)
- Establish preferred ground floor setbacks and identify active frontages adjacent to the established street typologies. (Urban Design Principle A3)

In addition, the Committee recommends that Administration work with the Applicant to develop a holistic concept plan for the streets and public spaces, at a policy level, to avoid a piecemeal approach to implementation and ensure consistent design quality

For the Motion: D. Deshpande, K. Dieterman, K. Liu, M. Figueira, S. Kaznacheeva, A. Benoit

CARRIED

D. ADDITIONAL ITEMS (Open to the Public)

D.1. Standards & Procedures Update

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (April 5, 2022)

Shoppers Drug Mart (DP)	Informal	Chantelle Lowe- OT Architecture
Ever Square (DP)	Informal	Julian Wylegly- Stantec
Central McDougall (RZ)	Formal	Jared Althouse- Green Space Alliance
MacEwan University, West Village Square (DP)	Formal	Henry Howard- H2 Architecture

Conflicts: D. Deshpande, M. Figueira

Regrets: K. Liu

F. ADJOURNMENT

The meeting adjourned at 7:22pm.

G. NEXT MEETING

Regular Meeting Tuesday, April 5, 2022 at 4:00 p.m. located via Google Meet