



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 320, Edmonton Tower

Tuesday, January 16, 2018

MEMBERS:

R. Labonte, Chair
C. Craig, Vice-Chair
W. Sims, Vice-Chair
T. Antoniuk
F. Cavaliere
D. Deshpande
M. Figueira
S. Kaznacheeva
H. Mapstone
A. Rowe
A. Zepp

PRESENT:

R. Labonte, Chair
C. Craig, Vice-Chair

T. Antoniuk

D. Deshpande

S. Kaznacheeva

A. Rowe
A. Zepp

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
H. Luke, Urban Form and Corporate Strategic Development, Senior Planner

A.1. CALL TO ORDER

R. Labonte called the meeting to order at 4:07 p.m.

A.2. ADOPTION OF AGENDA

MOVED: C. Craig

Motion to adopt the January 16, 2018 agenda with the following amendment

- P. Spearey to present an update on a report to council regarding the changing role of the EDC

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: R. Labonte, C. Craig, T. Antoniuk, D. Deshpande, S. Kaznacheeva, A. Rowe, A. Zepp

A.3. ADOPTION OF MINUTES

Without objection, the December 5, 2017 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSIS

P. Spearey read the comments of the Development Planner for all projects.

PRE-CONSULTATION PRESENTATIONS

B.2. 16:30 Valley Line West (City Project)
Road Right of Way
Sandra Renihan - Dialog Design

B.3. 17:30 Downtown & The Quarters Streetscape Design Manual
Policy Document
Stephen Hews - Dialog Design

FORMAL PRESENTATIONS

B.4. 19:00 Forged By Fire Crossfit (Development Permit)
7371 104 Street NW
Dan McKinnon - Superior Buildings

MOVED: C. Craig

Motion of Non-support

While the Committee is generally supportive of the intent of the project, the proposed design does not meet basic tenets of good urban design practice or key policies contained in the Strathcona Junction Area Redevelopment Plan related to building design.

The Committee notes:

- That the proposed architectural design of the building appears very generic, missing the opportunity to explore an architectural vocabulary which better reflects the industrial character and history of the area. The building as proposed in the

submission package is not consistent with the notion of ‘colourful’ and ‘striking’ as communicated in the presentation.

- Clear glazing should be maximized in order to create active frontages, and at the same time better promote the business. The street frontage, particularly along University Avenue, would be further activated through the incorporation of an entrance door.
- Proposed access from University Avenue to the main door is poor.
- Proposed bike parking is poorly sited, has poor access and lacks shelter.
- The area on the east side of the building adjacent to the lane is poorly resolved given the future imperative to redevelop the lane.
- The proposed landscape treatment along 104 Street does not create adequate screening of the parking area, and more continuous landscaping is encouraged.
- The submission package contains inconsistent information, therefore making an appropriate assessment difficult.

Furthermore, the Committee recommends that this project should return for an informal pre-consultation following these revisions.

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: R. Labonte, C. Craig, T. Antoniuk, D. Deshpande, S. Kaznacheeva, A. Rowe, A. Zepp

B.5. 19:45 Kinistinaw Park (Development Permit)
10245 96 Street NW
Chelsea Whitty - Dialog Design

MOVED: A. Rowe

Motion of support with conditions.

The Committee requires the Applicant to address the following conditions, through an Administrative Walk-on:

- Strongly consider the inclusion of coniferous tree planting in this park to provide winter colour and interest.
- Provide details, to the satisfaction of the Committee, of lighting, custom seating and canopy. In the case of the canopy, provide architectural drawings and three-dimensional models (digital or physical) which illustrate the overall design of canopy, connection and other fabrication details, integration of lighting and public art, and the manner in which runoff is directed to adjacent planting beds.
- Provide material board including (but not limited to) canopy, wood species / finishes (decking and benches) and play surfacing.

SECONDED: S. Kaznacheeva

CARRIED

FOR THE MOTION: R. Labonte, C. Craig, T. Antoniuk, D. Deshpande, S. Kaznacheeva, A. Rowe, A. Zepp

C. Report Update from Peter Spearey

P. Spearey updated the Committee that City Council, at the December 17, 2017, City Council Public Hearing, passed the following motion:

That Administration provide a report to Urban Planning Committee on the next steps and resources required to amend the scope of the Edmonton Design Committee to include review of all large-site infill rezoning and significant Transit Oriented Developments.

- As a result, the Urban Design Unit (Administration) is preparing a report which recommends amending the EDC Bylaw to require all Transit Oriented Development and Large Site Infill (>1 ha) to be reviewed by EDC.
- At this time the direction from the Branch Manager is to not include Development Permits in the scope of this recommendation
- This work will temporarily pre-empt the EDC workplan; it is anticipated that work on the workplan can resume by February 2018.

D. COMMITTEE DELIBERATIONS

E. ADJOURNMENT

The meeting adjourned at 9:47 p.m.

F. NEXT MEETING

Tuesday, February 6 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).