



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, June 19, 2018

MEMBERS:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande
R. Labonte
S. Kaznacheeva
J. Mills
C. Holmes
B. Nolan
D. Brown

PRESENT:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande

S. Kaznacheeva
J. Mills
C. Holmes
B. Nolan
D. Brown

ALSO IN ATTENDANCE:

P. Spearey, City Planning
L. Anderson, City Planning
T. Pawlyk, City Planning
C. Louie, Development and Zoning Services

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:00 p.m.

A.2. ADOPTION OF AGENDA

MOVED: A. Zepp

Motion to adopt the June 19, 2018 agenda with the following amendment

- Add new Item B.5. Discussion on increasing the efficiency of EDC meetings

SECONDED: J. Mills

CARRIED

FOR THE MOTION: W. Sims, T. Antoniuk, D. Deshpande, M. Figueira, C. Holmes, B. Nolan, J. Mills, D. Brown, S. Kaznacheeva, A. Zepp

A.3. ADOPTION OF MINUTES

Without objection, the June 12, 2018 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B. 1. PROJECT SYNOPSES

C. Louie provided comments on the Block BG project.
J. Mills left the meeting due to a conflict.

**B.2. DISCUSSION OF REZONING FILES PRESENTED TO EDC
(Closed to the Public)**

T. Pawluk provided an overview rezonings within the larger development approval process. He then discussed the current EDC practice of reviewing rezoning applications and strongly suggested that Committee Members focus on drawings - whether appended to the DC text or as part of a design submission - with the caveat that Administration is expected to ensure the proposed text is in alignment with the drawings. Some Committee Members indicated their preference to continue reviewing DC text.

There was some discussion on what was required from the perspective of submission requirements for rezoning applications, and Administration indicated that this would be reviewed as part of the Policies and Procedures review.

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

B.3. Garden Suites (Bylaw Amendment)
Anne Stevenson - City of Edmonton

B.4. River Crossing (Planning Document)
Erik Backstrom - City of Edmonton

M. Figueira left the meeting.

**B.5. DISCUSSION - INCREASING EFFICIENCY OF EDC MEETINGS
(Closed to the Public)**

W. Sims presented to the Committee notes reflecting a meeting between himself, M. Figueira, A. Zepp and P. Spearey to identify potential measures to expedite meetings. Notes addressed both presentations and deliberations and included recommendations ranging from Committee Members preparing questions in advance, to conducting rounds of questions dependent on time. W. Sims identified that this would be a work in progress, but asked Committee Members to consider, for discussions at future meetings, what changes to the format and structure could expedite Committee meetings.

FORMAL PRESENTATIONS (Open to the Public)

B.5. planWhyte (Planning Document)
Michael Strong - City of Edmonton

B.6. ICE District Block BG (Development Permit)
10324 103 Street NW
Dave Moore - Dialog Design

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1. planWhyte (Planning Document)
Michael Strong - City of Edmonton

MOVED: D. Brown

Motion of support with conditions

- The Committee notes that the final document should specifically recognize Complete Streets as a City of Edmonton standard, and a key solution to responding to issues with respect to public realm and pedestrian safety and security.

SECONDED: B. Nolan

CARRIED

FOR THE MOTION: W. Sims, A. Zepp, T. Antoniuk, D. Deshpande, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

C.2. ICE District Block BG (Development Permit)
10324 103 Street NW
Dave Moore - Dialog Design

MOVED: D. Brown

Motion of Non-support

- The design intends to lift the mass of the building off the ground plane; however, the perceived mass of the building has visually increased. Similarly, reducing the transparency and articulation and variation in materiality on the second and third floor of the building negatively impacts the interface with the plaza and adjacent streets.
- Generally, the tower lacks articulation adequate to its scale and size. In particular, greater variation of materials should be considered on the west and east side of the small tower and on north side of the tall tower.
- Loss of public access to roof and programming opportunities on rooftop area is a great detriment to the project and diminishes the overall public realm of Ice District.
- The extent of the third floor interior mechanical space is not clearly delineated in the drawing package. Furthermore, the exterior rooftop mechanical space is not sufficiently screened from view by residents of the tower or adjacent developments.

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: W. Sims, A. Zepp, T. Antoniuk, D. Deshpande, S. Kaznacheeva, C. Holmes, D. Brown, B. Nolan

D. ADJOURNMENT

The meeting adjourned at 9:09 p.m.

E. NEXT MEETING, REGRETS AND CONFLICTS

Tuesday, July 3, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).

Regrets: C. Holmes, D. Deshpande (To be confirmed)

Conflicts: Millwoods Transit Centre (J Mills)
Fort Edmonton Park (D. Brown, A. Zepp)
Ferrier Garage (B. Nolan)