



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, April 21, 2020

MEMBERS:

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

PRESENT:

W. Sims
J. Mills

M. Figueira
A. Zepp
T. Antoniuk
D. Deshpande
S. Kaznacheeva
D. Brown
B. Nolan
A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician
K. Yeung, Urban Form and Corporate Strategic Development, Development Officer
S. Carlyle, Urban Form and Corporate Strategic Development, Development Officer
A. McLellan, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:03pm.

A.2. ADOPTION OF AGENDA

MOTION: B. Nolan

Motion to adopt the April 21, 2020, Agenda with the following changes:

- D.1. Notice of election
- D.2. Discussion regarding EDC Report

SECONDED: D. Brown

CARRIED

FOR THE MOTION: A. Benoit, J. Mills, M. Figueira, A. Zepp, T. Antoniuk, D. Deshpande, S. Kaznacheeva, W. Sims

A.3. ADOPTION OF MINUTES

MOTION: T. Antoniuk

Motion to adopt the April 7, 2020, Minutes

SECONDED: J. Mills

FOR THE MOTION: A. Benoit, M. Figueira, A. Zepp, D. Deshpande, S. Kaznacheeva, D. Brown, B. Nolan, W. Sims

B. APPLICATIONS

B.1. PROJECT CONFLICTS

T. Antoniuk identified a perceived conflict of interest with the Jasper + 108 Ave 'The Parks' project. By consensus, the Committee agreed a conflict of interest did not exist.

B.2. PROJECT SYNOPSES

P. Spearey provided the synopsis for the OpenSky project.
M. Figueira and D. Deshpande left the meeting due to a conflict with this project.

K. Yeung provided the synopsis for the Jasper + 108 Ave 'The Parks' project.
J. Mills and M. Figueira left the meeting due to a conflict with this project.

S. Carlyle provided the synopsis for the 102 - 100 Avenue NW Sedona Multi-Unit Development project. J. Mills left the meeting due to a conflict with this project.

A. McLellan provided the synopsis for the 8207 - 105 Street 'The Baron' project.
A. Zepp and J. Mills left the meeting due to a conflict with this project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. OpenSky (Development Permit)

Derek Fleming - Acton Ostry Architects Inc.

M. Figueira and D. Deshpande remained in the meeting but did not take part, due to a conflict with this project.

B.3. Jasper + 108 Ave ‘The Parks’ (Development Permit)

Dave Moore - DIALOG

M. Figueira and J. Mills remained in the meeting but did not take part, due to a conflict with this project.

-BREAK-

B.4 Sedona Multi-Unit Development (Rezoning)

Belinda Morale Smith - DIALOG

J. Mills remained in the meeting but did not take part, due to a conflict with this project.

INFORMAL PRESENTATIONS (Closed to the Public)

B.5 8207 105 Street ‘The Baron’ (Rezoning)

Sylvia Summers - STANTEC

A. Zepp and J. Mills remained in the meeting but did not take part, due to a conflict with this project.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 OpenSky (Development Permit)

Derek Fleming - Acton Ostry Architects Inc.

M. Figueira and D. Deshpande left the meeting due to a conflict with this project.

MOTION: J. Mills

Motion of Support

SECONDED: A. Benoit

CARRIED

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

C.2 Jasper + 108 Ave ‘The Parks’ (Development Permit)

Dave Moore - DIALOG

J. Mills and M. Figueira left the meeting due to a conflict with this project.

MOTION: A. Benoit

Motion of Support with Conditions

- **The Committee recommends the Applicant continue to work with Administration to further refine the pedestrian realm and the building interface, including the east-west mid-block connection. Particular consideration should be given to scale, materiality, architectural detailing and lighting, pedestrian amenity, landscaping, servicing and access, with the intent of creating a vibrant, animated and human scaled public realm year-round.**

SECONDED: W. Sims

CARRIED

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

AGAINST: D. Brown

C.3 Sedona Multi-Unit Development (Rezoning)

Belinda Morale Smith - DIALOG

J. Mills left the meeting due to a conflict with this project.

MOTION: D. Brown

Motion of Support with Conditions

While the Committee supports this type of development, there are some concerns with the proposed design. Without the proposed Direct Control regulation to reference, the Committee has identified that the following considerations, to be included in the development regulations as appropriate:

- **Improvements to the building interface between ground floor units and streetscape along 100 Avenue, including semi-public transitions and appropriately articulated unit entrances (residential or commercial).**
- **Additional architectural treatment of the highly visible northwest and southeast corners of the building.**
- **Enhanced articulation, material variety and / or similar treatments to reduce the visual mass of the building, particularly along 100 Avenue.**
- **Refinement of the landscape treatment at the southeast corner of the building, including better screening of the lower building (ie. parkade). The Committee notes that due to building access concerns, the pedestrian access from Bellamy Hill may not be needed.**
- **Additional consideration of the planning and design of the courtyard. The Committee feels that the space will have limited functionality due to its lack**

of solar access, and encourages the Applicant to consider relocating or reconfiguring the space, and / or converting the courtyard into a partly- or fully- covered space to facilitate year-round use.

- **Consideration of a landscape buffer between the laneway parking and 100 Avenue.**

SECONDED: B. Nolan

CARRIED

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

D. ADDITIONAL ITEMS

D.1. Annual Election

The election of a Chair and Vice-Chair for the 2020-21 term will be held on Tuesday, May 5. Administration to provide Committee Members with election procedures.

D.2. EDC Policies and Procedures Report

P. Spearey provided an update on the Report and its timelines. In summary, broad online engagement has not commenced, and based on this, a precise timeline for review by stakeholders is not known, but it is believed that it will generally continue until mid-May.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts:

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 9:30 pm

G. NEXT MEETING

Tuesday, May 5, 2020 at 4:00 p.m. conducted via Google Meet