



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, July 2, 2019**

### **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, Chair  
J. Mills  
  
M. Figueira  
A. Zepp  
T. Antoniuk  
  
S. Kaznacheeva  
D. Brown  
B. Nolan  
A. Benoit

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
S. Carlyle, Urban Form and Corporate Strategic Development, File Planner  
P. Adams, Urban Form and Corporate Strategic Development, Development Officer  
C. Li, Urban Form and Corporate Strategic Development, Development Officer

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### **A.1. CALL TO ORDER**

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

### **A.2. ADOPTION OF AGENDA**

By consensus, the July 2, 2019 Edmonton Design Committee meeting agenda was adopted.

### **A.3. ADOPTION OF MINUTES**

By consensus, the June 18, 2019 Edmonton Design Committee minutes were adopted.

## **B. APPLICATIONS**

### **B.1. PROJECT SYNOPSES**

S. Carlyle provided comments on the J123 project.

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

A. McLellan provided comments on the 99 Street Apartment project.

No comments were provided on the 105 Ave Streetscape or the River Crossing project.

### **FORMAL PRESENTATIONS (Closed to the Public)**

#### **B.2. J123 (Rezoning / Formal)**

Belinda Morale Smith - DIALOG

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

#### **B.3. 6410 - 104 Street (Development Permit / Formal)**

Cody Lyzenga - Berry Architecture

**-BREAK-**

### **FORMAL PRESENTATIONS (Open to the Public)**

#### **B.4. 6024 Gateway Boulevard (Development Permit / Formal)**

Nola Kilmartin - ARC Studio

### **INFORMAL PRESENTATIONS (Open to the Public)**

#### **B.5. The Brickyard off 4th (Development Permit / Informal)**

Funke Adesanya - S2 Architecture

## **C. COMMITTEE DELIBERATION (Closed to the Public)**

### **C.1 J123 (Rezoning / Formal)**

Belinda Morale Smith - DIALOG

MOTION: A. Benoit

Motion of Support with Conditions.

**The Committee recommends the Applicant continue to work with Administration on the following:**

- **The present design of the west facade does not reflect the intentions of Section 8.b of the proposed regulation. The Committee recommends the Applicant consider better treatment of this facade to reduce its repetitiveness and visual mass;**
- **Sections 8.h and 8.i should incorporate additional regulations to describe the interface (including setbacks, screening, etc) of the residential townhouses with 123 Street. The drawing appendices should also be updated to align with the regulations and illustrate in more detail the design intentions; and**
- **Section 8.j should be revised to better reflect the concept presented; ie. three distinct yet unified podium elements (retail, residential and corner / entry).**

SECONDED: T. Antoniuk

**CARRIED**

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

**C.2 6410 - 104 Street (Development Permit / Formal)**

Cody Lyzenga - Berry Architecture

MOTION: D. Brown

Motion of Support with Conditions.

**The Committee suggests the Applicant continue to work with Administration to:**

- **Improve the functionality of the amenity space / landscape area by introducing hard surfacing in seating areas, better separating and screening parking, and exploring other coniferous tree selections that can provide tree canopy at maturity and are better scaled to the size of the space available;**
- **Incorporate landscaping to screen the garbage enclosure; and**
- **Consider reorienting balconies away from future development (ie. to the south).**

SECONDED: M. Figueira

**CARRIED**

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

**C.3 6024 Gateway Boulevard (Development Permit / Formal)**  
Nola Kilmartin - ARC Studio

MOTION: D. Brown

Motion of Non-Support.

**The Committee notes the following:**

- **Significant discrepancies exist between the landscape plan and site plan.**
- **The required landscape setback along Gateway Boulevard needs to be maintained continuously along the site frontage. The Committee strongly recommends revisiting the site plan, including but not limited to, the configuration and / or orientation of the building and parking (including potential reduction in parking spaces to accommodate additional landscaping).**

SECONDED: B. Nolan

**CARRIED**

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

AGAINST: S. Kaznacheeva, W. Sims, M. Figueira

**D. ADDITIONAL ITEMS**

**D.1 Sub-Committee Terms of Reference**

ACTION:

Committee to review Draft Terms of Reference in order to discuss at next meeting.

**D.2 Committee Retreat**

DISCUSSION:

July 20 was identified as a likely day for the Committee Retreat.

ACTION:

- Committee members to confirm availability on shared spreadsheet by EOD Thursday June 20.
- A.Zepp / D.Brown to investigate space opportunities
- P. Spearey to initiate an agenda and share with Committee

### **D.3 Ethical Guidelines**

Ethical guidelines were provided to, and signed by, all Members in attendance.

ACTION:

P. Spearey to reach out to D. Deshpande and C. Holmes to review / sign.

### **D.4 Other**

Meeting Invitations only go to end of July

ACTION:

P. Spearey to send invitations

## **E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS**

Regrets: J. Mills, T. Antoniuk

Conflicts: M. Figueira, C. Holmes, W. Sims (Informal) Adam

## **F. ADJOURNMENT**

The meeting adjourned at 8:32 p.m.

## **G. NEXT MEETING**

**Tuesday, July 16, 2019 at 4:00 p.m.** located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).