



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Via Google Meet**

**Tuesday, January 5, 2021**

### **MEMBERS:**

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

### **PRESENT:**

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

### **ALSO IN ATTENDANCE:**

C. Louie, Urban Form and Corporate Strategic Development, Development Officer  
P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
K. Yeung, Urban Form and Corporate Strategic Development, Lead Urban Designer

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

J. Mills called the meeting to order at 4:02 p.m.

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

MOTION: W. Sims

Motion to adopt the January 5, 2021 Agenda with the following addition:

Defer item D.1 until January 19, 2021 meeting

SECONDED: T. Antoniuk

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOTION: C. Holmes

Motion to adopt the December 5, 2020 Minutes.

SECONDED: D. Brown

**CARRIED**

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

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES (Closed to the Public)**

**B.2. 116 Street Rezoning**

Abe Salloum - ARC Studio

No synopsis was provided for this project.

**B.3. 11228 100 Avenue (Development Permit)**

J. Shen - J + S Architect

K. Yeung provided a summary of the project.

**B.4. 10735 - 110 Street (Development Permit)**

Curtis Lucas - Lucas Wilkinson Ltd

K. Yeung provided a summary of the project.

**B.5. 10104-104 Ave Dog Park (Development Permit)**

Mark Nolan - IBI Group

C. Louie provided a summary of the project.

**C.1. FORMAL PRESENTATIONS (Open to the Public)**

**C.2. Leston Holdings (Rezoning)**

Abe Salloum - ARC Studio

**C.3 Grandin 4 (Development Permit)**

Jeff Shen - J+S Architects

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

**-BREAK (6:00 p.m.)**

W. Sims left the meeting at 6:00 p.m.

**C.4 10735 - 110 Street (Development Permit)**

Curtis Lucas - Lucas Wilkinson LTD

W. Sims returned to the meeting at 7:00 p.m.

**C.5 104 Avenue Dog Park (Development Permit)**

Mark Nolan - IBI Group

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

**D.1. COMMITTEE DELIBERATION (Closed to the Public)**

Note: The order of deliberations was modified by consensus to accommodate Committee member conflicts.

**D.2. Leston Holdings (Rezoning)**

Abe Salloum - ARC Studio

MOTION: A. Benoit

Motion of support with conditions.

**The Applicant is encouraged to consider:**

- **Further investigating the built form and building interfaces along the 116 Street and 103 Avenue frontages. In particular, both the southeast corner condition and the 103 Avenue elevation should be further explored to ensure the built**

**form, building interface and landscape treatment appropriately responds to the specific streetscape conditions in these locations.**

- **Further exploring winter city design strategies for building and landscape design to improve the year-round experience.**
- **Including the elevations and site plans presented to the Committee in the Appendices of the Direct Control regulation. Elevations and site plans may vary based on the Applicant's response to the above considerations.**

SECONDED: W. Sims

**CARRIED**

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

### **D.3 10735 - 110 Street (Development Permit)**

Curtis Lucas - Lucas Wilkinson LTD

MOTION: S. Kaznacheeva

Motion of non-support.

**While the Committee continues to be supportive of the overall concept for this project, a number of critical design elements and considerations in this current iteration have not been adequately resolved (see below). As a result, the Applicant is encouraged to consider:**

- **Increasing variation in the palette of colours and materials.**
- **Reducing the amount of parged foundation wall (eg. by lowering the proposed line of veneer brick).**
- **Exploring means to reduce the significant grade change - real and perceived - along the 100 Street interface, by combining staircases and introducing retaining walls and or intermediate landings.**
- **Exploring ways to increase safety within the external stairways to the parkade, through measures such as lighting and additional windows.**
- **Increasing building articulation to reduce the perceived massing of the structure.**
- **Ensuring windows on each side respond to the adjacent buildings and in particular reduce overlook.**

SECONDED: D. Brown

**CARRIED**

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

ABSTAIN: W. Sims

**D.4 104 Avenue Dog Park (Development Permit)**

Mark Nolan - IBI Group

D. Brown left the meeting due to a conflict with this project.

MOTION: W. Sims

Motion of support.

**The Committee supports this project but encourages the Applicant to ensure, through operation and maintenance of the park, that public safety is carefully monitored and any concerns are addressed.**

SECONDED: A. Benoit

**CARRIED**

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

**D.5 Grandin 4 (Development Permit)**

Jeff Shen - J+S Architects

Due to a conflict with this project, A.Zepp left the meeting for the remainder of the evening at 8:20 pm

MOTION: D. Brown

Motion of support.

SECONDED: T. Antoniuk

**CARRIED**

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

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

**Coronation Rec Centre** (Carol Belanger / City of Edmonton)

**10075 - 98 Ave NW** (Daniel Hanna / Parkwood Builders)

**Substation 200 DC 1** (Chris Dulaba / Beljan)

**10848 - 100 Street** (Aliagar Ginary / BEC Limited)

**E. ADJOURNMENT**

The meeting adjourned at 8:27 p.m.

**F. NEXT MEETING**

**Tuesday, January 19, 2021 at 4:00 p.m.** via Google Meet