



EDMONTON DESIGN COMMITTEE MINUTES (DRAFT)

Location: via Google Meet

Tuesday, July 6, 2021

MEMBERS:

J. Mills, Chair
A. Benoit, Vice-Chair
T. Antoniuk
D. Brown
D. Deshpande
K. Dieterman
M. Figueira
S. Kaznacheeva
K. Liu
A. Zepp
T. Ziola

PRESENT:

J. Mills, Chair
A. Benoit

D. Brown
D. Deshpande
K. Dieterman
M. Figueira
S. Kaznacheeva
K. Liu
A. Zepp
T. Ziola

ALSO IN ATTENDANCE:

P. Spearey, Urban Planning and Economy Department, Lead Urban Designer
E. Voutchkov, Urban Planning and Economy Department, Principal Urban Designer
C. Louie, Urban Planning and Economy Department, Development Officer
I. Welsh, Urban Planning and Economy Department, Development Officer

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

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

A.2. ADOPTION OF AGENDA

MOTION: D. Brown

Motion to adopt the July 6, 2021 Agenda

SECONDED: K. Dieterman

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

A.3. ADOPTION OF MINUTES - JUNE 15 REGULAR MEETING

MOTION: D.Brown

Motion to adopt the June 15, 2021 Minutes.

SECONDED: A.Zepp

CARRIED

J. Mills, A. Benoit, D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, A. Zepp, T. Ziola,

ABSTAIN: K. Liu

D. Deshpande joined at 4:06pm

B. PROJECT SYNOPSES (Closed to the Public)

(Note: The order of the Project Synopses was changed to accommodate the schedules of Development Officers.)

B.1 Kingsway Patel (for DP)

Oliver Edwards - Next Architecture

C. Louie provided a summary of the project.

B.2 Canadian Western Bank Place (for DP)

Stacy Kasnot - Arc Studio

Kevin left the meeting during the synopses of this project due to a conflict.

C. Louie provided a summary of the project.

B.3 TD Bank Facade @ City Centre

Aziz Bootwala - Kasian

I.Welsh provided a summary of the project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1. Kingsway Patel (for DP)

Oliver Edwards - Next Architecture

Ian Morgan (Next Architecture) presented.

C.2. Canadian Western Bank Place (for DP)

Stacy Kasnot - Arc Studio

K. Dieterman declared conflict of interest with the developer. He will remain in the meeting but will not participate in the discussions.

Stephen Boyd (Arc Studio) presented.

BREAK (00:20)

Meeting resumed at 6:20pm

C.3. TD Bank Facade @ City Centre

Aziz Bootwala - Kasian

Aziz Bootwala and Kyle Bradshaw (Kasian) presented.

D. COMMITTEE DELIBERATION (Closed to the Public)

(Note: the order of the deliberations under Item D and discussions related to Item E Additional items was changed to accommodate the schedules of Committee Members.)

D.2 TD Bank Facade @ City Centre

Aziz Bootwala - Kasian

MOTION: A. Benoit

Motion of support with conditions.

SECONDED: T. Ziola

- The Applicant is encouraged to utilize canopies or similar elements to introduce human scale and provide weather protection to the streetscape. Weather protection should be provided in accordance with Capital City Downtown Policy 12.11, which requires "...the provision of properly designed overhead weather

protection on key pedestrian shopping streets in the form of canopies, awnings, sunshade overhangs and colonnades to improve the year-round sidewalk shopping conditions and ensure pedestrians are protected from falling snow and ice.” (Note that 101 Street is classified as a pedestrian shopping street).

- Reconsider the location and / or treatment (including lighting and weather protection) of the Automated Teller Machine to improve user comfort and safety.
- Encourage the Applicant to revisit the detailing of the metal panel assembly to reduce the number of joints and seams to accentuate vertical patterns in the facade and improve its overall visual appearance.

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, D. Brown, D. Deshpande, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

D.3 Kingsway Patel (for DP)

Oliver Edwards - Next Architecture

MOTION: T. Ziola

Motion of support with conditions, requiring an Administrative Walk-on

SECONDED: A. Benoit

While the Committee generally supports the proposed built form, the Committee has a number of concerns related to the public realm that requires the Applicant to return to the Committee with a comprehensive landscape plan which:

- Defines streetscape / public realm components (surfaces, furnishings, features, landscape) and arrangements that better supports and accentuates ground floor commercial, apartment entry and the corner
- Clearly indicates the intended design within private property, and clarifies the private-public interface, in particular along the southern frontage
- Confirms the property line along the back alley

The Committee also notes the following:

- Confirm and provide details of the screening/landscape of surface level parking at the southeast corner
- The articulation and materiality of the south facade could be extended to the east facade to bring greater consistency to the building and improve its overall visual appearance

The Applicant is encouraged to return to the Committee once additional conversations have taken place, and required agreements are in place, with the appropriate City departments.

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, D. Brown, D. Deshpande, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

D.1 Canadian Western Bank Place (for DP)

Stacy Kasnot - Arc Studio

K. Dieterman left the meeting at 8:21pm before this project was discussed, due to a conflict.

MOTION: A. Beniot

Motion of support with conditions

SECONDED: D. Brown

The Committee encourages the Applicant to review the extent and configuration of green space and public gathering areas. Consider introducing additional public gathering areas, seating walls and other streetscape/pedestrian realm components that promote activity and animation at this significant downtown intersection adjacent to a LRT station.

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, D. Brown, D. Deshpande, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

E. ADDITIONAL ITEMS (Closed to the Public)

E.1. Standards and Procedures Update

Administration informed the Committee that the Draft Standards and Procedures will be shared with the Committee in advance of the July 20 meeting, where they will be reviewed. Heather Morrison from OCC will be in attendance to answer any questions related to governance or alignment with other policies and bylaws.

E.2. EDC Bylaw 14054 Amendment

Administration informed the Committee that the Draft Bylaw amendment will be shared with the Committee in advance of the July 20 meeting, where they will be reviewed with the intent of being approved by the Committee.

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (July 20, 2021)

Mixed-Use Building - 10930 98 St (for DP)	Informal	Aleksejs Ksenofontovs - Latvian Design Line
Allendale Duplexes (for DP)	Formal	Jake Papineau - Eins

Conflicts:

Regrets: D. Brown

G. ADJOURNMENT

The meeting adjourned at 8:38 pm.

H. NEXT MEETING

Regular Meeting Tuesday, July 20, 2021 at 4:00 p.m. located via Google Meet