



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, June 1, 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:

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

ALSO IN ATTENDANCE:

E. Voutchkov, Urban Planning and Economy Department, Principal Urban Designer
K. Yeung, Urban Planning and Economy Department, Development Officer
C. Louie, Urban Planning and Economy Department, Development Officer
C. Li, Urban Planning and Economy Department, Development Officer
S. Chow, Urban Planning and Economy Department, Development Officer

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

A. Benoit called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOTION: D. Brown

Motion to adopt the June 1, 2021 Agenda

SECONDED: A. Zepp

CARRIED

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

A.3. ADOPTION OF MINUTES

MOTION: D. Brown

Motion to adopt the May 18, 2021 Minutes.

SECONDED: K. Dieterman

CARRIED

FOR THE MOTION: A. Benoit, T. Antoniuk, D. Brown, K. Dieterman, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola, D. Deshpande,

ABSTAIN: M.Figueira

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 Substation #200 (Development Permit)

Chris Dulaba - Beljan Development

T. Antoniuk left the meeting during the development planner's overview of this project due to conflict of interest.

C. Louie provided a summary of the project.

B.2 Three Story Building (Commercial/Residential) (Development Permit)

Ayman Almikdad - MikTik

K. Young provided a summary of the project.

B.3 The District (Development Permit)

Abdulla Elmikkawi - Tolene Design

K. Yeung provided a summary of the project.

B.4 Polonia Centrum - Polish Heritage Society Cultural Centre (Development Permit)
Mikal LePage - Gardner Architecture

C. Li provided a summary of the project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1. Substation #200 (Development Permit)

Chris Dulaba - Beljan Development

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

Chris Dulaba and Ian Evans presented.

C.2. Three Story Building (Commercial/Residential) (Development Permit)

Ayman Almikdad - MikTik

Ayman Almikdad presented.

BREAK (00:15)

C.3. The District (Development Permit)

Abdulla Elmikkawi - Tolene Design

Abdulla Elmikkawi presented.

C.4. Polonia Centrum - Polish Heritage Society Cultural Centre (Development Permit)

Mikal LePage - Gardner Architecture

Ben Gardner presented.

D. COMMITTEE DELIBERATION (Closed to the Public)

(Note: the order of the items under Items D and E in the Agenda was changed to accommodate the schedules of Committee Members.)

D.1 Polonia Centrum - Polish Heritage Society Cultural Centre (Development Permit)

Mikal LePage - Gardner Architecture

MOTION: K. Dieterman

Motion of support with conditions.

SECONDED: D. Brown

The Committee encourages the Applicant to:

- **Further refine the northwest corner to provide greater pedestrian connectivity and a direct access from the west parking area to the main building entry.**
- **Establish an improved pedestrian environment within the west parking lot to enhance safety, connectivity and accessibility.**

CARRIED

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

D.2 The District (Development Permit)

Abdulla Elmikkawi - Tolene Design

MOTION: M. Figueira

Motion of support with conditions

SECONDED: D. Brown

The Committee appreciates the progress the Applicant has made between informal and formal presentations. The Committee feels that the design can still benefit from additional improvements and strongly encourages the Applicant to:

- **Refine landscape developments to provide year-round form, texture, massing, and colour along 120 Street and the rear parking area.**
- **Reconsider material selection of the side elevations, particularly at ground level, to improve the durability during winter months, improve the overall aesthetics and enhance the pedestrian experience approaching the building.**
- **Explore further refinement to the overall design of windows (style, proportion, and trim); materials (composition, quality, and colour palette); roof slope, signage and light fixtures**

CARRIED

FOR THE MOTION: A. Benoit, T. Antoniuk, D. Brown, S. Kaznacheeva, A. Zepp, T. Ziola, D. Deshpande, M. Figueira

AGAINST: K. Dieterman, Ken Liu

D.3 Three Story Building (Commercial/Residential) (Development Permit)
Ayman Almikdad - MikTik

MOTION: D. Brown

Motion of support with conditions.

SECONDED: A. Zepp

The Committee appreciates the progress the Applicant made between informal and formal presentations. The Committee feels that the design can still benefit from additional improvements and strongly encourages the Applicant to:

- **Adjust the design of the elevations to better align with the perspective renderings presented, i.e. roof line, balconies, projections, window arrangements and facade treatment.**
- **Explore proportion, size, and style of windows relative to the arch-shaped stucco surrounds.**
- **Further develop details for murals or artwork to address the blank elevations on the sidewalls**
- **Address the interface with the sidewalk with regard to the planter and bike rack placement. Ensure planter details are compatible with the building design.**

CARRIED

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

D.4 Substation #200 (Development Permit)
Chris Dulaba - Beljan Development

Tim Antoniuk left the meeting at 9:30pm for the remainder of the evening due to a conflict of interest.

MOTION: D. Brown

Motion of support.

SECONDED: A. Benoit

The Committee supports this development application and its relationship (physical and aesthetic) with the surrounding built form and neighbourhood context. The Applicant is encouraged to further develop the transitions between public, semi-private, and private areas through articulation of design elements which may include ground plane, lighting, planting, and other enhancements to the urban realm.

CARRIED

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

E. ADDITIONAL ITEMS (Closed to the Public)

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (June 15, 2021)

Greenlong Jasper - 115 Street (DC2 Rezoning)	Formal	Sylvia Summers - Stantec
Limak 10301 – 104 Street NW (DC1 Rezoning)	Formal	Sylvia Summers - Stantec
Rosssdale Multifamily (for DP)	Formal	Armando Hernandez - Dualita
Allendale Duplexes (for DP)	Formal	Jake Papineau - Eins

Conflicts: A. Zepp

Regrets: None

G. ADJOURNMENT

The meeting was adjourned at 9:45 pm.

H. NEXT MEETING

Regular Meeting Tuesday, June 15, 2021 at 4:00 p.m. located via Google Meet