



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, March 19, 2019**

**MEMBERS:**

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

**PRESENT:**

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

**ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Urban Designer  
D. Kinnee, Urban Form and Corporate Strategic Development, Planning Technician  
H. van der Hoek, Urban Form and Corporate Strategic Development, File Planner  
S. Lee, Urban Form and Corporate Strategic Development, File Planner  
S. Carlyle, Urban Form and Corporate Strategic Development, File Planner  
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer

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**A.1. CALL TO ORDER**

M. Figueira called the meeting to order at 4:00 p.m.

**A.2. ADOPTION OF AGENDA**

By consensus, the March 19, 2019 Edmonton Design Committee meeting agenda was adopted with the following additions:

- Revise the Applicant for Garneau 79 / 109 (Rezoning) to be “Mark Micninak - Stantec”.
- Add the following Additional Items:

- D.1 Guiding Principles discussion
- D.2 Committee retreat

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

Without objection, the March 12, 2019 Edmonton Design Committee meeting minutes were adopted.

## **B. APPLICATIONS**

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

H. van der Hoek provided comments on the Garneau 79 / 109 project.  
A.Zepp left the meeting due to a conflict with this project.

K. Bacon provided comments on the Station Lands North Tower project.  
J. Mills and B. Nolan left the meeting due to conflicts with this project.

S. Carlyle provided comments on the J123 project.  
J. Mills left the meeting due to a conflict with this project.

A.Zepp assumed the role of Chair.  
M. Figueira and C. Holmes left the meeting due to conflicts with the upcoming project.

S. Lee provided comments on Parkwood - Rossdale

M. Figueira and C. Holmes returned to the meeting.  
M. Figueira resumed the role of Chair.

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

#### **B.2. 16:30 Garneau 79/109 (Rezoning)** March Michinak - Stantec

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

#### **B.3. 17:15 J123 (Rezoning)** Belinda Morale Smith - DIALOG

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

**18:00 - BREAK (0.30) -**

W. Sims joined the meeting.

**B.4. 18:30 Parkwood - Rossdale (Rezoning)**  
Evan Joyes - Associated Engineering

M. Figueira left the meeting - to present on behalf of the Applicant.  
C. Holmes remained in the meeting, but did not participate, due to a conflict with this project.

**B.5. 19:15 Station Lands North Tower (Development Permit)**  
Carolyn Keeley - DIALOG

J. Mills and B. Nolan remained in the meeting, but did not participate, due to conflicts with this project.

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

**C.1. Garneau 79/109 (Rezoning)**  
March Michinak - Stantec

A. Zepp left the meeting due to a conflict with this project.

MOVED: J. Mills

Motion of support with conditions.

SECONDED: D. Brown

**The Committee supports the design as illustrated, but recommends that the Applicant continue to work with Administration on the following items:**

- **Street edge / interface - The rezoning proposes tree and shrub planting adjacent to the property boundary over top of a parkade structure. Careful design detailing will be required to ensure that this design intent - accommodating landscaping without requiring above grade planters and in turn an unnecessary grade change between sidewalk and main floor units - is carried through to the Development Permit stage.**
- **Commercial frontage - Additional information is required for Administration to understand how an appropriate commercial frontage will be achieved. It is recommended that the Applicant provide additional text regulation (eg. minimum glazing requirements) and append additional elevations and / or design details to communicate this future flexibility in built form.**

- **Prominent entrance (as identified in the proposed regulation) - Additional text regulation and appended elevations and / or design detailing should be provided to more clearly communicate this design intention.**

**CARRIED**

FOR THE MOTION: C. Holmes, B. Nolan, J. Mills, M. Figueira, D. Deshpande, R. Labonte, T. Antoniuk, S. Kaznacheeva, D. Brown

## **D. ADDITIONAL ITEMS**

### **D.1 Guiding Principles**

Senior Management has received feedback from some Applicants that their interaction with the Committee (either during a presentation or in their letter from EDC) is not informed by or referenced to the EDC Guiding Principles. The Committee discussed that previously letters to Applicants specifically referenced the Guiding Principles. There was a conversation, but no direction from the Committee, that any review of the Guiding Principles - including updating the principles as required - be undertaken by the Policies and Procedures Review Sub-Committee.

### **D2. Committee Retreat**

Administration has recommended a Committee Retreat, to provide an opportunity for Committee members to receive orientation and discuss ongoing issues related to Committee function. Administration will coordinate scheduling for a retreat in the coming weeks.

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

Regrets: Tim Antoniuk  
Conflicts: A. Zepp (Westrich Tower 2)

## **F. ADJOURNMENT**

The meeting adjourned at 8:24 p.m.

## **G. NEXT MEETING**

**Tuesday, April 2, 2019 at 4:00 p.m.** located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).