



EDMONTON DESIGN COMMITTEE MINUTES (DRAFT)

Location: via Google Meet

Tuesday, Sep 21, 2021

MEMBERS:

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

PRESENT:

J. Mills, Chair
A. Benoit
D. Brown

K. Dieterman
M. Figueira
S. Kaznacheeva

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
K. Bauer, Urban Planning and Economy Department, Development Planner
A. McLellan, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:04 p.m.

A.2. ADOPTION OF AGENDA

MOTION: A. Benoit

Motion to adopt the Sep 21, 2021 Agenda

SECONDED: K. Dieterman

CARRIED

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

A.3. ADOPTION OF MINUTES - SEP 7, 2021 REGULAR MEETING

MOTION: D. Brown

Motion to adopt the Sep 7, 2021 Minutes.

SECONDED: A. Benoit

CARRIED

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

T. Ziola joined at 4:08

B. PROJECT SYNOPSES (Closed to the Public)

B.3 Mixed-Use Building on 10930 98 St (for DP)

Aleksejs Ksenofontovs - Latvian Design Line

K. Bauer provided a summary of the project.

B.1 West Ritchie (Rezoning to DC2)

Michelle Ouellette - Latitude Consulting Ltd.

D. Brown declared a conflict of interest and left the meeting during the synopsis of this project.

A. McLellan provided a summary of the project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1. Mixed-Use Building on 10930 98 St (for DP)

Aleksejs Ksenofontovs - Latvian Design Line

Aleksejs Ksenofontovs (Latvian Design Line) provided a summary of the project.

INFORMAL PRESENTATIONS (Closed to the Public)

C.2. West Ritchie (Rezoning to DC2)

Michelle Ouellette - Latitude Consulting Ltd.

Michelle Ouellette (Latitude Consulting Ltd.) provided a summary of the project.

D. Brown remained in the meeting but did not participate in the question-and-answer session.

BREAK (00:20)

D. COMMITTEE DELIBERATIONS (Closed to the Public)

D.1. Mixed-Use Building on 10930 98 St (for DP)

Aleksejs Ksenofontovs - Latvian Design Line

MOTION: D. Brown

Motion of Support with Conditions

While the Committee supports the project, there are several items which could benefit from additional design consideration/refinement:

- **Inconsistencies in EDC package and presentation with respect to the east elevation were noted. The Committee feels the elevations in the presentation better represent the depth and articulation that is required for the primary building elevation.**
- **The Applicant should provide further detail with respect to the roof drainage strategy to ensure it does not have a negative impact on the site plan.**
- **The Applicant should reassess and address the frontage with respect to landscape and amenities to better enhance the building frontage and support and enhance streetscape integration, activity and animation (e.g., bike racks, benches, etc.). Specific areas of concern include:**
 - **Walkway transition from the City sidewalk (ramping does not appear to be required);**
 - **Location and orientation of bike racks and seating**
 - **Extent of washed rock being proposed - especially on City of Edmonton property; and**
 - **Location, arrangement and type of plant species.**

SECONDED: A. Benoit

CARRIED

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

E. ADDITIONAL ITEMS (Closed to the Public)

E.1. Standards and Procedures Update

Wes Sims joined at 6:43 as a member of the EDC Standards and Procedures sub-committee.

- Administration confirmed that the new EDC Bylaw 19784 passed by Council on Aug 30, 2021.
- Improved procedures regarding public participation were discussed, including:
 - Time limits for presentations, as well as questions to Applicants
 - Procedures for speakers (including Request to Speak form)
 - Education for the public and industry
 - Changes to project deliberation, including crafting motions
 - Changes to meeting agendas (ie. informals first, formals second)

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Oct 5, 2021)

Ever Square (Rezoning to DC2)	Formal	Sylvia Summers - Stantec
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Conflicts: A. Zepp
Regrets: None

G. ADJOURNMENT

The meeting adjourned at 7:50 pm.

H. NEXT MEETING

Regular Meeting Tuesday, Oct 5, 2021 at 4:00 p.m. located via Google Meet