



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, October 15, 2019

MEMBERS:

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

PRESENT:

W. Sims, Chair

C. Holmes, Vice-Chair

A. Zepp
T. Antoniuk
D. Deshpande
S. Kaznacheeva
D. Brown
B. Nolan
A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
J. Kim, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the October 15, 2019 Edmonton Design Committee meeting agenda was adopted.

A.3. ADOPTION OF MINUTES

By consensus, the October 1, 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

J. Kim provided comments on the Lewis Farms Rec Centre project. B. Nolan left the meeting due to a conflict with this project.

No comments were provided on the Butler Park project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Lewis Farms Rec Centre (Development Permit / Formal)

Carol Belanger - City of Edmonton

B. Nolan remained in the meeting, but did not take part in the meeting, due to conflicts with the project.

ADMINISTRATIVE WALK-ONS (Closed to the Public)

B.3. Butler Park

Barbara Sheehan - IBI Group

-BREAK-

A. Zepp joined the meeting (6:15pm).

During the break, D. Wardrop provided a short overview of his workplan as EDC Intern. This includes continuing work on:

- Intern 'operating manual'
- Database of other design review panels (Canada, US) - Each term the Committee may suggest a particular area that they wish the Intern to examine more closely.

The Committee also discussed the participation of the intern during deliberations. Administration noted that the signed agreement with the Intern references such matters as confidentiality and code of conduct. By consensus, it was agreed that the Intern can be present during, but not take part in, deliberations.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 Lewis Farms Rec Centre (Development Permit / Formal)

Carol Belanger - City of Edmonton

B. Nolan and A. Zepp left the meeting due to conflicts with the project.

MOTION: T. Antoniuk

Motion of Support with conditions

The Committee recommends the Applicant continue to evolve the design in the following areas:

- Improving multi-use pathway connections into and through the site, providing active connections to main building entrances.
- Reconsidering the location of the outdoor space for the daycare - due to limited solar access throughout the winter.
- Refining winter design strategies, related to activation, lighting, seating, colour, landscaping, etc.
- Enhancing the design of parking areas with a focus on greater access and safety (eg. separate pedestrian connections supported by good wayfinding) and sustainability (eg. increased tree canopy, landscaping, and Low Impact Development (LID) features.
- Reconsidering the water feature in urban plaza with respect to broader water conservation / sustainable project goals.
- Addressing the potential that the urban plaza will have limited functionality in winter - due to solar access - and enhancing the public function / activity of the parkland plaza space.
- Investigating further the architectural strategies identified (eg. art, landscaping, lighting) to soften concrete walls at entrances and abutting garden areas.

SECONDED: C. Holmes

CARRIED

FOR THE MOTION: W. Sims, C. Holmes, T. Antoniuk, S. Kaznacheeva, D. Brown, A. Benoit, D. Deshpande

C.2 Butler Park (Administrative Walk-on)

Barbara Sheehan - IBI Group

By consensus, it was agreed that the proponent has addressed the concerns of the Committee and that no further review is required.

D. ADDITIONAL ITEMS

D.1. Committee Retreat

The Committee reviewed a number of items originally discussed at the Summer Retreat, and made a number of recommendations (requiring approval of Committee):

- PREAMBLES TO MOTIONS - To be used on a case-by-case basis to provide additional insight on rezoning letters. Preambles will be used and developed by

consensus and will be handled separately of motions (ie. not voted on).

- **INFORMAL PROCEDURES**
 - Committee commentary will continue to be recorded by Administration. This commentary will be provided to all Members (assuming that, with the approval of Proponents, Committee Members in conflict will remain in meeting but not take part)
 - Submission requirements will include a summary of informal comments and the Proponent's response
 - Chair can clarify with Proponents their intent for / expectation of the informal presentation

- **COMMITTEE DISCUSSION PRIOR TO PRESENTATIONS** - To better prepare the Committee and identify areas of interest by respective Members, a discussion will take place in concert with Administration's Project Synopsis. This will require working with Planning Coordination / Development Services to ensure planners can remain later into the meeting.

- **WORKING WITH DEVELOPMENT OFFICERS / FILE PLANNERS** - Administration should be encouraged to more clearly identify variances, discretions, etc., that can benefit from EDC conversation.

- **REZONING APPLICATIONS** - EDC expectations are for stand-alone DC regulations including appendices. EDC is also open to exploring exempting DP reviews for projects with sufficient detail at rezoning stage.

- **CITY PROJECTS** - Committee requires more clarity regarding the level of design refinement relative to project phasing (and funding), and is open to reexamining how City projects are reviewed by EDC (and when).

D.2. Subcommittee Terms of Reference

Administration suggested that the EDC Subcommittee should meet again to advance the Policies and Procedures work. To this end, and reflecting previous Committee conversation, the Terms of Reference (TOR) for the Subcommittee need to be adopted by the Committee.

Draft TOR were again provided to the Committee with the intention that at the November 5 meeting, the TOR would be adopted subject to necessary revision. To this end, Committee Members are asked to submit questions, comments and suggestions (ie. revised wording) to Administration prior to the next meeting. These items will be compiled and as appropriate a revised draft will be prepared and circulated by Administration prior to this meeting.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts: Clancey (Carma, Janice)
Milner Building (Adam, Tim)
Jasper Gates (Adam)

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 9:52 p.m.

G. NEXT MEETING

Tuesday, November 5, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor,
Edmonton Tower (10111 - 104 Avenue NW).