



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: via Google Meet**

**Tuesday, August 4, 2020**

### **MEMBERS:**

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

### **PRESENT:**

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

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
I. Welch, Urban Form and Corporate Strategic Development, Development Officer  
A. McLellan, Urban Form and Corporate Strategic Development, File Planner

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### **A.1. CALL TO ORDER**

A. Benoit called the meeting to order at 4:01.

### **A.2. ADOPTION OF AGENDA**

MOTION: C. Holmes

Motion to adopt the August 4, 2020, Agenda.

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Deshpande, C. Holmes, M. Figueira, S. Kaznacheeva, B. Nolan, A. Zepp

**A.3. ADOPTION OF MINUTES**

MOTION: B. Nolan

Motion to adopt the July 21, 2020, Minutes

SECONDED: T. Antoniuk

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, C. Holmes, S. Kaznacheeva, B. Nolan, A. Zepp

ABSTAIN: D. Deshpande, M. Figueira

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES**

I. Welch provided the synopsis for the CWB Gateway project.

A. McLellan provided the synopsis for The Hive project.

P. Spearey provided the synopsis for the 10080 - 110 Street project.

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

**B.2. The Hive (Rezoning)**

Chris Dulaba - Beljan

W. Sims entered the meeting at 5:35 pm.

**B.3. 10848 110 Street (Development Permit)**

Aliasgar Girnary - BEC Limited

**B.4. CWB Calgary Trail (Development Permit)**

Tyler Fritz - N53 Architecture

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

### **C.1. The Hive (Rezoning)**

Chris Dulaba - Beljan

MOTION: M. Figueira

Motion of Support

SECONDED: B. Nolan

**The Committee supports the project and encourages the applicant to continue to work with the City on the integration of the project with the upcoming alley revitalization. In addition, the Committee encourages the applicant to continue to explore ways to support active transportation, such as the preparation of a Transportation Demand Strategy.**

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Deshpande, C. Holmes, M. Figueira, S. Kaznacheeva, B. Nolan, A. Zepp

ABSTAIN: W. Sims

### **C.2. 10848 110 Street (Development Permit)**

Aliasgar Girnary - BEC Limited

MOTION: W. Sims

Motion of Non-support

SECONDED: T. Antoniuk

**While EDC supports this type of infill development, the Committee notes that the submission was lacking sufficient information and design resolution necessary to properly evaluate the proposal.**

**The Committee strongly encourages the applicant to, when the design is sufficiently finalized and resolved, return to EDC. Particular attention should be given to improving the interface with the public realm and the adjacent residential property to achieve a better urban design outcome.**

**In addition, the Committee notes that this project would have benefitted from an informal pre-consultation.**

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Deshpande, C. Holmes, M. Figueira, S. Kaznacheeva, B. Nolan, W. Sims, A. Zepp

**C.3. CWB Calgary Trail (Development Permit)**

Tyler Fritz - N53 Architecture

MOTION: D. Deshpande

Motion of Support

SECONDED: W. Sims

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Deshpande, C. Holmes, M. Figueira, S. Kaznacheeva, B. Nolan, W. Sims, A. Zepp

**D. ADDITIONAL ITEMS**

**D.1. Committee / Intern Workplan**

MOTION: W. Sims

**That the EDC Subcommittee initiates a review of how rezoning applications are reviewed by the Committee. This review will be undertaken with the support of Administration, and include gathering of input from the larger Committee and reporting back as appropriate.**

**That Policy C575 be added for consideration to the work plan.**

SECONDED: A. Benoit

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Deshpande, C. Holmes, M. Figueira, S. Kaznacheeva, B. Nolan, W. Sims, A. Zepp

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

Conflicts: A.Benoit (Metro Line NW)

Regrets: None

**F. ADJOURNMENT**

The meeting adjourned at 8:32 p.m.

**G. NEXT MEETING**

**Monday August 17 at 4:00 p.m.** via Google Meet.