



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, February 2, 2021

MEMBERS:

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

PRESENT:

J. Mills
A. Benoit
C. Holmes
M. Figueira
A. Zepp
T. Antoniuk
D. Deshpande
S. Kaznacheeva
D. Brown
W. Sims

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician
C. Louie, Urban Form and Corporate Strategic Development, Development Officer
N. Shah, Urban Form and Corporate Strategic Development, Development Officer

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:02p.m.

A.2. ADOPTION OF AGENDA

MOTION: D. Brown

Motion to adopt the February 2, 2021 Agenda.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Brown, C. Holmes, S. Kaznacheeva, J.Mills, A. Zepp, D. Deshpande, M. Figueira

A.3. ADOPTION OF MINUTES

MOTION: D. Brown

Motion to adopt the January 19, 2021 Minutes.

SECONDED: A. Benoit

CARRIED

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Brown, C. Holmes, S. Kaznacheeva, J.Mills, A. Zepp, D. Deshpande, M. Figueira

B. PROJECT SYNOPSES (Closed to the Public)

B.1. Strathcona Back Street (Development Permit)

Leanne Janke - City of Edmonton

N. Shah provided a summary of the project.

B.2. Winspear District Energy Plant (Development Permit)

Dawna Moen - Stantec

C. Louie provided a summary of the project.

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

B.3. Station Flats DC1 (Rezoning)

Chris Dulaba - Beljan Development

P. Spearey provided a summary of the project.

B.4. 10848 - 110 Street (Development Permit)

Aliasgar Ginary - BEC Limited

C. Louie provided a summary of the project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1. Strathcona Back Street (Development Permit)

Leanne Janke - City of Edmonton

C.2 Winspear District Energy Plant (Development Permit)

Dawna Moen - Stantec

W. Sims joined the meeting at 5:26pm.

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

-BREAK (6:24 p.m.)

C.3 Station Flats DC1 (Rezoning)

Chris Dulaba - Beljan Development

C.4 10848 - 110 Street (Development Permit)

Aliasgar Girnary - BEC Limited

D. COMMITTEE DELIBERATION (Closed to the Public)

D.1 Strathcona Back Street (Development Permit)

Leanne Janke - City of Edmonton

MOTION: D. Brown

Motion of support

While the Committee supports the vision as presented, there are concerns with the current funding uncertainty and potential phasing that the implemented project may deviate dramatically from what is currently being proposed.

Therefore, the Committee encourages the City to explore ways to facilitate community partners to find funding or be allowed to access funding programs to ensure this project realizes the vision that has been presented.

SECONDED: M. Figueira

CARRIED

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Brown, C. Holmes, S. Kaznacheeva, J.Mills, A. Zepp, D. Deshpande, M. Figueira

ABSTAIN: W. Sims

D.2 Winspear District Energy Plant (Development Permit)

Dawna Moen - Stantec

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

MOTION: D.Brown

Motion of support with conditions

The Committee supports the proposed district energy plant with the understanding that the remainder of the project will be developed in a timely manner. Should the remainder of the project be delayed, the Committee recommends that the design of the district energy plant, in particular its south and east (97th Street) facades, consider additional design refinement or detail.

In addition, the Committee recommends:

- **Improving the urban condition and interface of the district energy plant along 102A Avenue - both the north facade and the street-level interface**
- **Considering additional material modification or public art for the north facade of the district energy plant**

SECONDED: A. Benoit

CARRIED

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

D.3 Station Flats DC1 (Rezoning)

Chris Dulaba - Beljan Development

MOTION: M. Figueira

Motion of support

While the Committee supports this project, it is noted that the site is situated at a major gateway to the City, first and foremost to the historical precinct. As such, this project provides a greater opportunity to implement a broader framework that will allow the area to develop in a more pedestrian friendly environment and focus.

In supporting the project the Committee recommends to Administration:

- **The public realm interface between the development and Gateway Boulevard prioritize the pedestrian use of the space**
- **The concurrent rehabilitation of Gateway Boulevard focus on complete street development and is reflective of the existing policy direction set within the City Plan, PlanWhyte, Strathcona Junction Area Redevelopment Plan and Strathcona Area Redevelopment Plan**
- **The proposed development regulations include more refinement of key urban design elements that address the specific site location and context**

SECONDED: A. Zepp

CARRIED

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

D.4 10848 - 110 Street (Development Permit)
Aliasgar Girnary - BEC Limited

MOTION: A.Benoit

Motion of non-support

While EDC supports this type of infill development, the Committee notes that the submission still requires significant refinement to reflect key urban design principles.

In particular, the Committee recommends that the Applicant consider the following:

- **Enhancing and differentiating the primary residential entrance through the introduction of a canopy, or similar feature, to improve wayfinding**
- **Enhancing the pedestrian realm and pedestrian realm interface to better encourage activity, and engage the passerby, to contribute to a positive experience at street level**
- **Better differentiation, through materiality and other design strategies, of the main floor uses from residential above**
- **Re-examining the shared staircase to the roof to ensure appropriate access based on the proposed tenant usage (Daycare)**
- **Reconsidering material and colour palette choices in order to reduce the visual massing of the long building facade and better integrate the project into the surrounding context**
- **Exploring design strategies on the main floor level to better address the corner site condition**
- **Refining the site landscape design, including plant species selection and layout, and the use of year-round form, texture, massing, continuity, accent,**

and rhythm to enhance building development, support a safe environment and integrate with the surrounding neighbourhood context

- **Increasing glazing throughout the building to give the building more transparency**

SECONDED: W. Sims

CARRIED

FOR THE MOTION: T. Antoniuk, A. Benoit, D. Brown,, S. Kaznacheeva, J.Mills, W. Sims, A. Zepp, D. Deshpande

AGAINST: M. Figueira, C. Holmes

A.Zepp left the meeting at 10:08

E. ADDITIONAL ITEMS

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts:

Regrets:

G. ADJOURNMENT

The meeting adjourned at 10:57pm.

H. NEXT MEETING

Tuesday, February 16, 2021 at 4:00 p.m. via Google Meet