



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, March 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

S. Kaznacheeva
D. Brown
B. Nolan
W. Sims

ALSO IN ATTENDANCE:

C. Lee, Urban Form and Corporate Strategic Development, Senior Planner
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer
I. Welch, 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 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Holmes

Motion to adopt the March 2, 2021 Agenda.

SECONDED: D. Brown

CARRIED

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

A.3. ADOPTION OF MINUTES

MOTION: D. Brown

Motion to adopt the February 16, 2021 Minutes.

SECONDED: B. Nolan

CARRIED

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

ABSTAIN: C. Holmes

B. PROJECT SYNOPSES (Closed to the Public)

B.1. Abbey Lane Homes - St. Johns (Development Permit)

Mikal LePage - Gardner Architecture

K. Bacon provided a summary of the project.

Conflicts: M. Figueira and D. Despande

B.2. Rabah Medical Clinic (Development Permit)

Jacquelyn Skeffington - Concept Plus

I. Welch provided a summary of the project.

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1. Abbey Lane Homes - St. Johns (Development Permit)

Mikal LePage - Gardner Architecture

FORMAL PRESENTATIONS (Open to the Public)

C.2 Rabah Medical Clinic (Development Permit)

Jacquelyn Skeffington - Concept Plus

M. Figueira joined the meeting at 5:26pm.

D. COMMITTEE DELIBERATION (Closed to the Public)

D.1 Rabah Medical Clinic (Development Permit)

Jacquelyn Skeffington - Concept Plus

MOTION: D. Brown

Motion of non-support

The Committee notes this development would have benefited from an informal presentation and that the Applicant should consider the following:

- **The purpose of the Main Streets Overlay setback regulation is to activate the street and public realm (eg. provide seating opportunities and better define entry conditions). The approach to have it primarily serve for the purposes of accessibility is counterintuitive to the intent of regulation.**
- **The Committee feels that the applicant should investigate better utilizing the site to address the interface to 82 Ave (eg. increase front setback along 82 Ave).**
- **The current interface and grade change is not in compliance with the City of Edmonton’s Access Design Guide or ADA/Universal Design. Given the location and the proposed use, the Committee feels these guiding principles should be applied.**
- **An alternative approach to the rear should be explored to reduce the amount of proposed asphalt and improve parking and amenity/landscape space development (eg. potential staff amenity space).**

SECONDED: A. Benoit

CARRIED

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

E. ADDITIONAL ITEMS

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts:

Regrets:

G. ADJOURNMENT

The meeting adjourned at 6:42pm.

H. NEXT MEETING

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