



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, Sep 03, 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
M. Figueira
A. Zepp
D. Deshpande
S. Kaznacheeva
D. Brown
A. Benoit

ALSO IN ATTENDANCE:

C. Li, Urban Form and Corporate Strategic Development, Development Officer
R. Lipka, Urban Form and Corporate Strategic Development, Urban Designer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:00 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the September 3, 2019 Edmonton Design Committee meeting agenda was adopted.

A.3. ADOPTION OF MINUTES

By consensus, the August 20, 2019 Edmonton Design Committee minutes were adopted with minor changes.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

C. Li provided comments on the Norquest Greenspace project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. RL20 Affordable Housing (Rezoning)

Victoria Mantha-Blythe - Next+ Architecture

B.3. The Brickyard off 4th (Development Permit)

Funke Adesanya - S2 Architecture

-BREAK-

B.4. 99 Street Apartment (Rezoning)

Ben Gardner - Gardner Architecture

B.5. Norquest Greenspace (Development Permit)

Emma Dunn - GEC Architecture

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 RL20 Affordable Housing (Rezoning)

Victoria Mantha-Blythe - Next+ Architecture

MOTION: D. Brown

Motion of support with conditions

The Applicants need to provide an improved set of documents which ensure that the text, the appendices and the drawings all provide consistency throughout - our specific concerns include the following:

- Clarification regarding the prominence and pedestrian scale of the proposed front entrance;
- All landscape edges, private/public transitions and screening on all sides of the building needs to be consistent;
- Clarify the purpose of the public or private access of the east walkway;

- Clearly identify, in text, how the development will respond to the historic nature of the site through the use of adaptive reuse of materials (eg. doors, landscaping, exterior materials); and
- Clearly identify a strategy for the provision of barrier free access to enter the building.

SECONDED: D. Deshpande

CARRIED

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

C.2 The Brickyard off 4th (Development Permit)

Funke Adesanya - S2 Architecture

MOTION: A. Benoit

Motion of support with conditions

The Applicants need to provide the following:

- Investigate opportunities to further screen the proposed transformer;
- Reconsider the design of the north facade to be more consistent with the other 3 facades (eg. materials);
- Provide additional information and detail on the proposed planters with respect to depth and material finish; and
- Consider the interface and access of the proposed main entrance and the south-west portion of the development which includes the main floor patio and plaza.

SECONDED: D. Brown

CARRIED

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

C.3 99 Street Apartment (Rezoning)

Ben Gardner - Gardner Architecture

Conflicts: M. Figueira

MOTION: W. Sims

Motion of support

SECONDED: A. Benoit

CARRIED

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

C.4 Norquest Greenspace (Development Permit)
Emma Dunn - GEC Architecture

Conflicts: A. Benoit

MOTION: M. Figueira

Motion of non-support

The Committee strongly believes that this project would have benefitted from an informal presentation.

The Committee suggest that the Applicants consider the following improvements:

- Further delineation/separation between the loading area and the quad;
- Transition along 102 Avenue between 107 Street and 108 Street requires some consideration with respect to defining pedestrian access and the loading area;
- Concerned with the lack of opportunities for seating/gathering along the proposed walkways within the quad and recommend further consideration;
- Concerned with the lack of variation within the green space with respect to pedestrian accessibility to the quad; and
- Suggest that the overall context of the warehouse district, enhanced year round use of the space and additional details on the activity, use and programming be further investigated to provide a design which recognizes the diversity and inclusivity of students and staff.

SECONDED: D. Brown

CARRIED

FOR THE MOTION: M. Figueira, A. Zepp, D. Deshpande, D. Brown,

AGAINST: W. Sims, S. Kaznacheeva, C. Holmes

D. ADDITIONAL ITEMS

D.1 Committee Retreat - tabled to October 1

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: C. Holmes

Conflicts: M. Figueira - Open Sky Developments & Parkwood Rossdale

F. ADJOURNMENT

The meeting adjourned at 9:15 p.m.

G. NEXT MEETING

Tuesday, September 17, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor,
Edmonton Tower (10111 - 104 Avenue NW).