



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, October 15, 2024**

MEMBERS:

J. Mills, Chair
N. LaMontagne, Vice-Chair
C. Dorward, Vice-Chair
D. Brown
E. Dunn
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
R. Subramanian

PRESENT:

J. Mills, Chair
N. LaMontagne, Vice-Chair
C. Dorward, Chair
D. Brown
E. Dunn

J. Monfries

M. Tindall

R. Subramanian

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
W. Sims, Urban Form and Economy, Urban Designer
A. Rowan, Urban Planning and Economy, Administration
K. Yeung, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:07 p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the October 15, 2024 Agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the October 1, 2024 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in private pursuant to Section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act for the discussion of item B.1 and C.1.

SECONDED: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 4:09 p.m.

C. Dorward joined the meeting at 4:12 p.m.

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:20p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 10207-107 Avenue Apartment Building (DP)

Ranon Soans- Clarity Development

Motion of Support: N. LaMontagne

Seconded: E. Dunn

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant consider the following:

- Incorporate a more durable ground floor building facade material.
- Incorporating glazing between the proposed residential foyer and ground floor amenity space to open the space.
- Assess access route through the foyer/lobby to the bike room and level of required maintenance, rather than limit access via the garbage room.
- Assess the proposed raised planting along the frontage and concerns for poor plant establishment and growth under the overhang.
- Assess the use of a more transparent barrier and landscape buffer to create separation from the rear alley and the basement unit patios rather than a 6ft wood fence, which limits sunlight into the patio spaces.

For the Motion: N. LaMontagne, R. Subramanian, M. Tindall, C. Dorward, E. Dunn, D. Brown, J. Monfries, J. Mills

CARRIED

C.2 Junction 99 (DP)

Richard Innes- Gardner Architecture

Motion of Support: D. Brown

Seconded: R. Subramanian

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant consider the following:

- Assess the opportunity of establishing a more unified landscape approach that defines residential edges along 99th Street and 89th Avenue and creates a year-round threshold (e.g., plant species use, density, height, year-round form, screening, etc.) between the public realm and individual ground floor units. This could incorporate other landscape features (e.g., hard surface patterning, furnishings, screens, etc.) that better define residential ground floor edges; the main entrance; and service/ yard spaces.
- Internal courtyard - given that units look into this space, additional design components (e.g., free moving planters, green walls, balcony screening, balcony planters, facade variation/art features, etc) should be considered to visually enhance and humanize the proposed surface parking area function. Decorative parking lot surface improvements should be used to visually emphasize pedestrian circulation/movement and building entrances, access and egress.
- Relocating some bicycle parking near the main entry.

For the Motion: C. Dorward, E. Dunn, D. Brown, J. Monfries, R. Subramanian, M. Tindall, J. Mills

Against the Motion: N. LaMontagne

CARRIED

D. OTHER BUSINESS

D.1. 2024-25 Work Plan Update and overview of Interim Report

- P. Spearey provided the Committee with an [overview](#) of the [What We Did Report](#) including key timelines
 - **ACTION: Committee members to review and add comments to the What We Did Report in advance of the Special Meeting on October 29.**
 - **ACTION: Administration will book a Special Meeting on October 29, 2024.**

- Important Dates: From November 4-22 the second round of external engagement will take place, final adjustments/ EDC review will occur on December 3, and on December 9 the Council report will be presented to the Branch Manager. **Info.**

MOTION: J. Mills

That the Edmonton Design Committee add a Special Meeting on October 29 at 4p.m. to review the 2024/25 Work Plan to date.

SECONDED: R. Subramanian

The motion passed unanimously.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, October 29, 2024)

None.

F. ADJOURNMENT

The meeting adjourned at 6:17p.m.

G. NEXT MEETING- Special Meeting

Tuesday, October 29, 2024 at 4:00p.m. Hybrid.