



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, September 5, 2023

MEMBERS:

J. Mills, Chair
N. LaMontagne, Vice-Chair
T. Ziola, Vice-Chair
K. Dieterman
D. Brown
J. Candlish
M. Tindall
N. Pryce
C. Kanna
J. Monfries
E. Dunn
C. Dorward

PRESENT:

J. Mills, Chair
N. LaMontagne, Vice-Chair
T. Ziola, Vice-Chair
K. Dieterman
D. Brown
J. Candlish

N. Pryce

J. Monfries
E. Dunn
C. Dorward

ALSO IN ATTENDANCE:

W. Sims, Urban Designer, Urban Planning and Economy Department
A. Rowan, Planning Technician, Urban Planning and Economy Department

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:04p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the September 5, 2023 Agenda

SECONDED:D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES - August 15, 2023 REGULAR MEETING

MOTION: T. Ziola

Motion to adopt the August 15, 2023 Minutes

SECONDED: N. LaMontagne

The motion passed unanimously.

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

That 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

SECONDED: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 4:06p.m.

J. Monfries and E. Dunn joined the meeting at 4:07p.m.

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 81 Avenue Reconstruction City of Edmonton- Sameh El Henawi

FORMAL PRESENTATION (Open to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: T. Ziola

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:15p.m

T. Ziola left the meeting at 5:44p.m, for the remainder of the meeting.

C.2 99 Street Townhomes Dualita- Armando Hernandez

Motion of support: D. Brown
Seconded: N. Pryce

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

- Consider the following setback and interface modifications along the front and rear of the development:
 - Opportunities for off-site Complete Street improvements that remove the existing monolithic walk and establish boulevard trees and a wider sidewalk that complements the townhouse frontage and resident living (physically/visually) along 99 Street, promoting public realm integration/walkability.
 - Opportunities to establish visual separation (e.g., seat walls/planters/low screening) between private/public realm and to enhance entry to each townhouse

unit (e.g. addressing/lighting). This type of treatment should be wrapped around the north and south sides of the townhouses to separate the development from the laneway and 83 Avenue.

- Ensure barrier-free connectivity from the south loading area, bicycle parking and rear property line walk to the 83 Avenue sidewalk.
- Opportunities to maintain the development intent and improve separation/treed landscape and architectural fence buffering between the development (and garbage enclosure) and adjacent east residence and balcony/rooftop amenity space, by moving the development closer to 99 Street (e.g., 1.5m westward)), complete with the additional 99 Street frontage opportunities noted above.
- Consider the removal of the barrier-free parking stall(s) in the underground parking and the addition of storage space for residents.
- Review the parkade exiting stairs to safely exit to grade as they currently exit to landscaped areas, and have potential CPTED concerns.
- Review privacy separation of main floor units to public areas (e.g. distance to public sidewalks, and/or grade separation between sidewalk and main floor).

For the Motion: C. Dorward, D. Brown, E. Dunn, J. Candlish, J. Monfries, K. Dieterman, N. LaMontagne, N. Pryce, J. Mills

CARRIED

D. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday September 19, 2023)

Brentwood Builds	Informal, RZ	Lauren Lambert- B&A
------------------	--------------	---------------------

E. OTHER BUSINESS

None.

F. ADJOURNMENT

The meeting adjourned at 6:46pm.

G. NEXT MEETING

Regular Meeting Tuesday September 19, 2023 at 4:00 p.m. Hybrid Meeting.