



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: via Google Meet**

**Tuesday, Feb 15, 2022**

**MEMBERS:**

J. Mills, Chair  
A. Benoit, Vice-Chair  
D. Brown, Vice-Chair  
D. Deshpande  
K. Dieterman  
M. Figueira  
S. Kaznacheeva  
K. Liu  
A. Zepp  
T. Ziola

**PRESENT:**

J. Mills, Chair  
A. Benoit, Vice-Chair  
D. Brown  
  
K. Dieterman  
M. Figueira  
S. Kaznacheeva  
K. Liu  
A. Zepp  
T. Ziola

**ALSO IN ATTENDANCE:**

P. Spearey, Urban Planning and Economy Department, Lead Urban Designer  
A. Rowan, Urban Planning and Economy Department, EDC Administration  
K. Bacon, Urban Planning and Economy Department, Planner  
K. Yeung, Urban Planning and Economy Department, Planner  
I. Welch, Urban Planning and Economy Department, Planner  
N. Shah, Urban Planning and Economy Department, Planner

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**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: J. Mills

Motion to adopt the Feb 15, 2022 Agenda

SECONDED: D. Brown

The motion was carried unanimously.

**A.3. ADOPTION OF MINUTES - Feb 1, 2022 REGULAR MEETING**

MOTION: J. Mills

Motion to adopt the Feb 1, 2022 Minutes.

SECONDED: T. Ziola

The motion was carried unanimously.

**A.4. REQUESTS TO SPEAK**

None

A.Benoit joined the meeting at 4:06 p.m.

**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: A. Benoit

The motion passed unanimously.

Edmonton Design Committee met in private at 4:07p.m.

S. Kaznacheeva joined the meeting at 4:20 p.m.

**C. APPLICATIONS**

**INFORMAL PRESENTATIONS (Closed to the Public)**

**C.1. Gateway Landing Commercial Building (Informal, DP)**  
Hannah Allawi- L7 Architecture

**EXPO Centre (Informal, DP)**  
Alexis Finlay- COE

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 6:53p.m.

**FORMAL PRESENTATIONS (Open to the Public)**

**C.2. Douglas Manor (Formal, DP)**  
Aziz Bootwala- Kasian

MOTION: A. Benoit

Motion of support.

While the Committee supports this proposal, the Committee encourages the Applicant to continue working with Administration on the following:

- The design of the new building should be simplified materially and compositionally to allow it to be visually subservient to the historic building.
- The design approach should be clarified with respect to the relationship between the historic building and the new addition. The Committee feels the inclusion of a single brick facade is not a recommended approach to highlight the significance of the existing building. The practical challenges in finding appropriate building materials and details to match the existing building may produce a result that will not enhance the existing building. The Committee recommends an approach that better highlights the handsome qualities of the existing building and allows the new development to stand on its own.
- The ramp located along 108 street should be reconsidered to better integrate with the proposed amenity space. The barrier-free ramp should integrate with the interface between the main entry, amenity space, and street; and pedestrian/resident circulation and movement.

- Further refinement should be made to the selection of site furniture (e.g. benches, picnic table, bicycle racks, etc.) and features (e.g., louvered walls, pavers, pergola, lighting, etc.) to better complement and integrate with the historic significance of the building.

SECONDED: D. Brown

**CARRIED**

FOR THE MOTION A. Zepp, A. Benoit, D. Brown, K. Liu, S. Kaznacheeva

AGAINST: K. Dieterman, M. Figueira, T. Ziola, J. Mills

**Mixed Use Dwelling (Formal, DP)**

Songlin Pan- SPAN Architecture

MOTION: A. Zepp

Motion of non-support.

The Committee appreciates the Applicant’s approach to enhancing density and renewal through mixed-use infill within the Chinatown and Boyle Street McCauley district, however, the proposed development does not adequately address a number of key EDC principles of urban design, including Principle A - Urbanism and Principle B - Design Excellence. The project would benefit from reviewing the urban design principles and providing design solutions that more appropriately addresses them.

In particular, the Committee strongly recommends further considerations to the following key elements:

- Better implementation of the EDC Principles of Urban Design to support a pedestrian friendly public realm within the front setback. Design strategies may include reducing the building footprint, increasing building articulation, including weather protection, site furnishings and/or landscaping, and creating opportunities for commercial/streetscape spill-out and enhanced animation.
- Provide additional consideration to the detail and material use on the south-east corner - the Committee noted that the south-west corner lacks detail and material richness based on its exposure to the public realm.
- Increased definition of the residential entrance. The current design does not provide legible indication of where the residential entry is located. To better define the residential entry, the Applicant should explore additional opportunities for building articulation as an alternative to surface application of materials. The proposed main floor plan also lacks an entrance vestibule to accommodate necessary components of a residential entry (e.g. fire panel, mailboxes, secure vestibule).
- Based on the design presented, a zero lot line setback along the south property line raises concern with regards to potential impacts (e.g., grades, drainage and landscape) to adjacent private

property and future concerns for the proposed second floor outdoor balconies and the sensory impacts created by potential future three to four floor development on the south property.

SECONDED: A. Benoit

**CARRIED**

**FOR THE MOTION:** A. Zepp, A. Benoit, D. Brown, K. Liu, K. Dieterman, M. Figueira, S. Kaznacheeva, T. Ziola, J. Mills

**D. ADDITIONAL ITEMS (Open to the Public)**

**D.1. Standards & Procedures Update**

- P. Spearey informed the Committee that the Standards & Procedures are now in effect.

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Feb 15, 2022)**

None.

**F. ADJOURNMENT**

The meeting adjourned at 9:45pm.

**G. NEXT MEETING**

**Regular Meeting Tuesday, March 1, 2022 at 4:00 p.m.** located via Google Meet