



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, April 17, 2018**

### **MEMBERS:**

R. Labonte, Chair  
C. Craig, Vice-Chair  
W. Sims, Vice-Chair  
T. Antoniuk  
F. Cavaliere  
D. Deshpande  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
A. Rowe  
A. Zepp

### **PRESENT:**

R. Labonte, Chair  
C. Craig, Vice-Chair  
W. Sims, Vice-Chair  
T. Antoniuk  
F. Cavaliere  
D. Deshpande  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
A. Rowe  
A. Zepp

### **ALSO IN ATTENDANCE:**

P. Spearey, City Planning  
P. Adams, Development and Zoning Services  
C. Louie, Development and Zoning Services  
I. Welch, Development and Zoning Services

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### **A.1. CALL TO ORDER**

R. Labonte called the meeting to order at 4:02 p.m.

### **A.2. ADOPTION OF AGENDA**

MOVED: C. Craig

Motion to adopt the April 17, 2018 agenda with the following additions:

- Introduction of the Downtown Public Places Plan
- Southpark CRU L
- Additional EDC Meeting

- Report from C. Craig

SECONDED: A. Rowe

**CARRIED**

FOR THE MOTION: R. Labonte, C. Craig, W. Sims, T. Antoniuk, F. Cavaliere, D. Deshpande, M. Figueira, S. Kaznacheeva, H. Mapstone, A. Rowe, A. Zepp

**A.3. ADOPTION OF MINUTES**

Without objection, the April 10, 2018 Edmonton Design Committee meeting minutes were adopted.

**A.4. ELECTION OF CHAIR**

The following positions were filled by acclamation:

- Wes Sims, Chair
- Marcelo Figueira, Vice Chair

At the present time, no other members have let their names stand and the position of Second Vice-Chair remains unfilled.

**A.5. EDC Engagement - Downtown Public Places Plan**

Presentation from Paul Giang about the project scope and goals.

P. Giang provided an overview of the Downtown Public Places Plan project and options for engaging EDC during the pre-consultation phase.

**B. APPLICATIONS**

**B. 1. PROJECT SYNOPSES**

I. Welch and P. Spearey read the comments for Kihciy Aisky  
P. Spearey read the comments for Oliver Condominiums  
P. Adams and P. Spearey read the comments for Garneau McDonalds  
C. Louie and P. Spearey read the comments for HSBC Bank Place - Public Realm

W. Sims left the meeting for the comments on Oliver Condominiums due to a conflict.  
F. Cavaliere left the meeting for the comments on HSBC Place due to a conflict.

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

**B.2. Kihciy Askiy (Development Permit)**

14141 Fox Drive NW

Carol Belanger - City of Edmonton

MOVED: W. Sims

Motion of support

SECONDED: S. Kaznacheeva

**CARRIED**

FOR THE MOTION: R. Labonte, C. Craig, W. Sims, T. Antoniuk, F. Cavaliere, D. Deshpande, M. Figueira, S. Kaznacheeva, H. Mapstone, A. Rowe, A. Zepp

**B.3. Oliver Condominiums (Development Permit)**

11220 103 Avenue NW

Wes Sims - Brian Allsopp

Wes Sims left the meeting due to a conflict.

MOVED: M. Figueira

Motion of Support

SECONDED: A. Rowe

**CARRIED**

FOR THE MOTION: R. Labonte, C. Craig, T. Antoniuk, F. Cavaliere, D. Deshpande, M. Figueira, S. Kaznacheeva, H. Mapstone, A. Rowe, A. Zepp

Wes Sims returned to the meeting.

**B.4. Garneau McDonald's (Development Permit)**

8415 109 Street NW

Mark Michniak - IBI Group

MOVED: M. Figueira

Motion of Non-support

The motion of non-support reflects the misalignment of the proposal with the current City policy, including 109 Corridor Area Redevelopment Plan and the Main Streets Overlay, which prioritize street-oriented development over automobile-oriented development. The Committee strongly urges the applicant to explore with Administration all opportunities to eliminate vehicular access from 109 Street (including but not limited to laneway access) to better align with this important policy document.

The Committee also noted several items were missing from the submission or required further refinement:

- Material sample board not provided
- Full extent and detailing of sound attenuation barrier to be resolved
- Details on site furnishings not provided

In addition the Committee encourages the applicant to consider:

- Providing additional bicycle parking on site
- Modifying the design of the canopy (along 109 Street) to allow light penetration while providing weather protection.

SECONDED: C. Craig

**CARRIED**

FOR THE MOTION: R. Labonte, C. Craig, W. Sims, T. Antoniuk, F. Cavaliere, D. Deshpande, M. Figueira, S. Kaznacheeva, H. Mapstone, A. Rowe, A. Zepp

**B.5. HSBC Bank Place - Public Realm (Development Permit)**

10250 101 Street NW

Jill Robertson - Dialog Design

F. Cavaliere left the meeting due to a conflict.

MOVED: W. Sims

Motion of Support

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: R. Labonte, C. Craig, W. Sims, T. Antoniuk, D. Deshpande, M. Figueira, S. Kaznacheeva, H. Mapstone, A. Rowe, A. Zepp

F. Cavaliere returned to the meeting.

**C. ADDITIONAL ITEMS (Closed to the Public)**

**C. 1. South Park Centre CRU-L (Admin Walk-on/Development Permit)**

3803 Calgary Trail NW

Eric Klatt - s2 Architecture

F. Cavaliere left the meeting due to a conflict.

Administration was directed to contact the Applicant to confirm no further review by Edmonton Design Committee is required.

**C. 2. Additional EDC Meeting Date**

Administration will explore June 12, 2018, as an extra meeting date.

**C. 3. Report from Vice-Chair C. Craig**

Administration to explore inviting the Accessibility Advisory Committee to present at a future EDC meeting.

**E. ADJOURNMENT**

The meeting adjourned at 9:11 p.m.

**F. NEXT MEETING, REGRETS AND CONFLICTS**

Tuesday, May 1, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW). Beginning of new term.

Regrets: None

Conflicts: Winspear (Adam), Fort Edmonton (Adam)