



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 320, Edmonton Tower

Tuesday, February 20, 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

H. Mapstone

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
A. Schoof, Urban Form and Corporate Strategic Development, Planner
A. Sherstone, Urban Form and Corporate Strategic Development, Planner
C. Louie, Urban Form and Corporate Strategic Development, Planner

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:06 p.m.

A.2. ADOPTION OF AGENDA

MOVED: F. Cavaliere

Motion to adopt the February 20, 2018, Edmonton Design Committee meeting agenda.

SECONDED: T. Antoniuk

CARRIED

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

A.3. ADOPTION OF MINUTES

MOVED: R. Labonte

Motion to adopt the February 6, 2018, Edmonton Design Committee meeting minutes.

SECONDED: C. Craig

CARRIED

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

B. APPLICATIONS

B. 1. PROJECT SYNOPSES

- A. Schoof provided comments on Grandin Tower 1
- C. Louie provided comments on HSBC Bank Place Revitalization
- A. Sherstone provided comments on Peli Manor
- P. Spearey provided comments on Station Pointe 3

FORMAL PRESENTATIONS & DELIBERATIONS

B.2. Grandin Tower 1 (Rezoning)

9918 & 9922 111 Street NW
Sylvia Summers - Stantec

F. Cavaliere and H. Mapstone left the meeting due to conflicts.

MOVED: R. Labonte

Motion of support with conditions.

- While the Committee is not adverse to the proposed lane closure, the Committee recommends that a setback should be provided to facilitate an east-west a mid-block connection along the north property line. This setback should be of sufficient width to accommodate active transportation (ie. two-way bicycle traffic) with appropriate buffering.
- Further to our previous correspondence to the Applicant on this proposal, the Committee continues to be very concerned that the proposed density of this project sets a problematic precedent for the development of towers on small parcels in this neighbourhood.

SECONDED: M. Figueira

CARRIED

FOR THE MOTION: C. Craig, T. Antoniuk, D. Deshpande, M. Figueira, R. Labonte

AGAINST: W. Sims

B.3. Peli Manor (Development Permit)
10906, 10910, 10916 69 Avenue NW
Ed Gooch - EFG Architects

R. Labonte left the meeting during the presentation and therefore did not participate in the deliberation.

MOVED: M. Figueira

Motion of support with conditions.

The Committee recommends that the Applicant continue to work with Administration to create clearly demarcated, defensible spaces for residents with ground floor patio areas.

SECONDED: C. Craig

CARRIED

FOR THE MOTION: C. Craig, W. Sims, T. Antoniuk, F. Cavaliere, D. Deshpande, M. Figueira, H. Mapstone

B.4. Station Pointe (Development Permit)
565 Belvedere Way NW
Ignacio De Lorenzo - GMH Architects

R. Labonte left the meeting during the presentation and therefore did not participate in the deliberation.

MOVED: C. Craig

Motion of non support.

The Committee notes the following:

- With regard to site planning, the new building footprint is too large for the site and its configuration compromises the contiguous open space envisioned in the original approved project. The configuration of the building, and the placement of the garbage enclosure, precludes any meaningful connectivity between Fort Road and the future open space and social room envisioned for subsequent phases of the project. In addition, the Committee feels the triangular plaza which has been

created as a result of this new building configuration is of an insufficient size to serve the proposed density of the development. Furthermore, this plaza will effectively be in shade for a majority of the day limiting its effectiveness.

- Stucco, whether cementitious or EIFS, is not an appropriate finishing material for a project of this nature.
- While a lighting plan is provided it is insufficient to illustrate the effectiveness of the lighting strategy. A photometric analysis is required to confirm the effectiveness of proposed lighting.
- A clear strategy is required which articulates how the public art contribution (described in the Direct Control provision) will be acquired.

SECONDED: M. Figueira

CARRIED

FOR THE MOTION: C. Craig, W. Sims, T. Antoniuk, F. Cavaliere, D. Deshpande, M. Figueira, H. Mapstone

B.5. HSBC Bank Place (Development Permit)
10250 101 Street NW
Dialog

F. Cavaliere left the meeting due to a conflict.

MOVED: C. Craig

The Edmonton Design Committee supports the architectural components of the submission; namely, the recladding of the building and parkade.

This motion does not support the design of the public realm (including the plaza along 101 Street and 103 Avenue, and the streetscaping along 103 Avenue and 102 Street), due to a lack of sufficient clarity or resolution regarding:

- Soil cells - clarity required on the use of soil cells for boulevard trees, in light of details showing the use of a soil trench.
- Raised planters - the Committee is concerned with the design of raised planters, along the east and north sides of the building. In particular, the Committee is concerned that the proposed tree species (Amur Maple) are not of sufficient stature for the scale of the space, and that growing conditions for the trees (lack of sunlight, sufficient soil volume or irrigation) are inadequate.
- Raised planters - the Committee is concerned that the design of the 'trunk' creates a trip hazard, and that this design should be reconsidered.
- Planters along 103 Avenue (parkade) - The Committee is concerned that the growing conditions for plant material (lack of sunlight, sufficient soil volume or irrigation) are inadequate.
- Lighting at NW corner adjacent to Starbucks - There is a lack of information on the proposed lighting strategy for this portion of the site that the Committee feels

may experience some safety issues. Please update Page 10 of the Supplementary Package to illustrate the type and location of lighting in this location.

- Proposed lighting pole (Page 10, Supplementary Package) - it is not clear where the proposed lights are to be located.
- ‘Seat lighting’ (Page 10, Supplementary Package) - There is no description, precedent imagery or other means to understand this proposed lighting type.
- The Public Realm design requires a comprehensive Lighting strategy/plan which includes lighting fixture/ design for the Exterior of the Parkade Façade.
- Wind impact - the Committee is concerned that the removal of the existing podium will exacerbate downdrafts at this windy locations. The Committee wishes the Applicant to prepare a wind impact statement that identifies and incorporates mitigative measures which ensure the functionality of the public realm.

SECONDED: D. Deshpande

CARRIED

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

E. ADJOURNMENT

The meeting adjourned at 9:23 p.m.

F. NEXT MEETING, REGRETS AND CONFLICTS

Tuesday, March 6, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).

Regrets: None.

Conflicts: H. Mapstone (Grandin Tower 2).