



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, June 12, 2018

MEMBERS:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande
R. Labonte
S. Kaznacheeva
J. Mills
C. Holmes
B. Nolan
D. Brown

PRESENT:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk

R. Labonte
S. Kaznacheeva
J. Mills
C. Holmes
B. Nolan
D. Brown

ALSO IN ATTENDANCE:

P. Spearey, City Planning
A. Schoof, City Planning
A. Sherstone, City Planning
C. Li, Development and Zoning Services
H. Luke, Development and Zoning Services

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:00 p.m.

A.2. ADOPTION OF AGENDA

MOVED: A. Zepp

Motion to adopt the June 12, 2018 agenda with the following amendment:

- Add new Item D Follow-up discussion on requirements for Oliver 104 to return for EDC review.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: W. Sims, M. Figueira, A. Zepp, R. Labonte, T. Antoniuk, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

A.3. ADOPTION OF MINUTES

Without objection, the June 5, 2018 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B. 1. PROJECT SYNOPSES

A. Schoof provided comments on The Ledge (rezoning).
R. Labonte left the meeting due to a conflict.

A. Sherstone provided comments on Langham Towers (rezoning).

C. Li provided comments on The Keg Oliver West (Development Permit).
J. Mills and A. Zepp left the meeting due to a conflict.

H. Luke provided comments on Winspear Completion Project (Development Permit).
A. Zepp left the meeting due to a conflict.

FORMAL PRESENTATIONS (Open to the Public)

B.2. The Ledge (Rezoning)
9728 111 Street NW
Robert Labonte - Group2

R. Labonte left the meeting to make the presentation on behalf of the Applicant.

B.3. Langham Towers (Rezoning)
10027 & 10019 104 Street NW; 10318A 100 Avenue NW
Nola Kilmartin - Kennedy Creates

B.4. The Keg Oliver West (Development Permit)
11744 104 Avenue NW
Dave Embury - Dialog Design

With the consent of the Applicant, J. Mills and A. Zepp remained in the meeting but did not take part in the presentation due to conflicts.

INFORMAL PRESENTATIONS (Closed to the Public)

B.5. Winspear Completion Project (Development Permit)

9720 102 Avenue NW
Joe Tkalcic - Stantec

With the consent of the Applicant, A. Zepp remained in the meeting but did not take part in the presentation due to a conflict.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1. The Ledge (Rezoning)

9728 111 Street NW
Robert Labonte - Group2

R. Labonte left the meeting due to a conflict.

MOVED: M. Figueira

Motion of support.

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: M. Figueira, W. Sims, A. Zepp, T. Antoniuk, J. Mills, S. Kaznacheeva, C. Holmes, D. Brown, B. Nolan

C.2. Langham Towers (Rezoning)

10027 & 10019 104 Street NW; 10318A 100 Avenue NW
Nola Kilmartin - Kennedy Creates

MOVED: D. Brown

Motion of support.

SECONDED: R. Labonte

CARRIED

FOR THE MOTION: W. Sims, A. Zepp, R. Labonte, T. Antoniuk, J. Mills, C. Holmes, D. Brown, B. Nolan

OPPOSED: M. Figueira, S. Kaznacheeva

C.4. The Keg Oliver West (Development Permit)

11744 104 Avenue NW
Dave Embury - Dialog Design

J. Mills and A. Zepp left the meeting due to conflicts.

MOVED: D. Brown

Motion of non-support.

- The project represents the introduction of a suburban typology into an urban environment with little response to the specific conditions of the site.
- West and south facades lack animation, contributing little to the increasingly urban condition of the site.
- Landscape requirements within parking lot have not been met.
- Configuration of site parking requires refinement.
- Lack of adequate pedestrian access / circulation to the building, from all directions (including through the parking area from adjacent buildings).
- Submission is incomplete, lacking materials board and illustrative lighting plan.

SECONDED: B. Nolan

CARRIED

FOR THE MOTION: W. Sims, M. Figueira, T. Antoniuk, S. Kaznacheeva, D. Brown, B. Nolan

AGAINST: R. Labonte, C. Holmes

D. OLIVER 104 FOLLOW UP

The Committee discussed their expectations for the Oliver 104 project to return to EDC following its tabling on June 5. Committee directed Administration to request the Applicant to prepare a full resubmission, with the expectation that the revised package considers the recommendations outlined in the Committee's decision.

The Committee also directed Administration to work with the Applicant to identify a presentation date as soon as possible.

E. ADJOURNMENT

The meeting adjourned at 9:13 p.m.

F. NEXT MEETING, REGRETS AND CONFLICTS

Tuesday, June 19, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).

Regrets: R. Labonte

Conflicts: J. Mills (Block BG)