



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, March 6, 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  
A. Rowe  
A. Zepp

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
R. Lipka, Urban Form and Corporate Strategic Development, Planner  
G. Robinson, Urban Form and Corporate Strategic Development, Planner  
J. Angeles, Urban Form and Corporate Strategic Development, Planner

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

R. Labonte called the meeting to order at 4:00 p.m.

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

MOVED: F. Cavaliere

Motion to adopt the March 6, 2018 agenda with the following amendment:

- P. Spearey to present an update on the the 2018 EDC Workplan
- P. Spearey to discuss Committee engagement of upcoming City Planning projects; primarily, the Tall Building Guidelines.

SECONDED: A. Zepp

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOVED: M. Figueira

Motion to adopt the February 20, 2018 agenda with the following amendment:

- M. Figueira and R. Labonte to be for the HSBC Bank Place Revitalization motion.

SECONDED: C. Craig

**CARRIED**

FOR THE MOTION: C. Craig, T. Antoniuk, H. Mapstone, A. Zepp, R. Labonte, M. Figueira

ABSTAINED: F. Cavaliere, A. Rowe

W. Sims and D. Deshpande entered the meeting.

**B. APPLICATIONS**

**B. 1. PROJECT SYNOPSES**

W. Sims and R. Labonte left the meeting during the synopsis for Queen Mary Park Apartments due to a conflict.

J. Angeles and P. Spearey read comments of Administration for Queen Mary Park Apartments.

F. Cavaliere, H. Mapstone and A. Zepp left the meeting during the synopsis for Grandin Tower II due to a conflict.

P. Spearey read comments of Administration for Grandin Tower II.

G. Robinson and R. Lipka read comments of Administration for Oliver Townhouse.

P. Spearey read comments of Administration for Imperial Condos on 83.

## INFORMAL PRESENTATIONS

- B.2. 16:30 Grandin Tower II (Rezoning)**  
9918 & 9922 111 Street NW  
Sylvia Summers - Stantec

F. Cavaliere, H. Mapstone and A. Zepp remained in the meeting but did not take part in the presentation, due to a conflict.

- B.3. 17:30 Queen Mary Park Apartments (Development Permit)**  
11012 & 11016 109A Avenue  
Wes Sims - Brian Allsopp Architects

R. Labonte remained in the meeting but did not take part in the presentation, due to a conflict.

W. Sims left the meeting to make the presentation on behalf of the Applicant.

## FORMAL PRESENTATIONS

- B.4. Oliver Townhouse (DP Application)**  
10302 121 Street NW  
Dennis Wasnea - SMP Engineering

MOVED: F. Cavaliere

Motion of support with conditions

Continue to work with the Development Officer to address the following:

- Incorporating greater articulation within the north facade through materiality, form, colour, etc.
- Providing contrast between exterior cladding material and roofing material.
- Resolving the design of the sunken patios, including the requirement for barriers and / guards.
- Providing screening of the parking area from 103 Avenue
- Ensuring the site plan is complete, and shows all site elements including walkway connections, garbage enclosure, etc.
- Verifying fence location, height and type (material, colour)
- Ensuring the landscape plan meets minimum City requirements.

**Furthermore, the Committee wishes to communicate to the Applicant that this application could have benefitted from an informal pre-consultation.**

SECONDED: T. Antoniuk

FOR THE MOTION: W. Sims, D. Deshpande, A. Rowe, C. Craig, T. Antoniuk, H. Mapstone, A. Zepp, F. Cavaliere

AGAINST: R. Labonte, M. Figueira

**B.5. Imperial on 83 Condo (DP Application)**

10019 83 Avenue NW  
Art Nystad - Tri Stad Designs

MOVED: D. Deshpande

Motion of support with conditions

Continue to work with the Development Officer to address the following:

- Ensuring sufficient soil volumes in planters to support plant species identified.
- Providing adequate space within, and configuration of, the bicycle room to accommodate the eighteen (18) bicycle requirement identified by the Applicant.

SECONDED: F. Cavaliere

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

**C. ADMINISTRATION UPDATE**

**C.1. 2018 EDC WORKPLAN**

P. Spearey provided an update the Committee on the preparation of the Council Report on amending the EDC boundaries to include Transit-Oriented Development and Large-Site Infill rezoning projects and proposed the creation of a Sub-Committee to assist Administration with the development of the 2018 Workplan, and specifically, the consideration of changes to the existing geographic boundaries of the Committee.

P. Spearey committed to provide to the Committee, prior to the next meeting, a Draft Terms of Reference for the proposed Sub-Committee.

**C.2. EDC ENGAGEMENT ON CITY PLANNING PROJECTS**

P. Spearey led a discussion on effective and meaningful engagement on upcoming City Planning projects, and specifically, the Tall Building Guidelines. With regard to the Tall Building Guidelines, P. Spearey suggested to the Committee that K. Smith attend an upcoming EDC meeting to discuss with opportunities for Committee engagement on this project.

P. Spearey to add K. Smith to the April 3 EDC meeting to discuss Tall Building Guidelines

**D. ADJOURNMENT**

The meeting adjourned at 8:39 p.m.

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

Regrets: Tim Antoniuk (anticipated), Aidan Rowe, Heidi Mapstone

Conflicts: Tim Antoniuk - Williams Hall

Tuesday, March 20, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).