



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, May 1, 2018

MEMBERS:

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

PRESENT:

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

ALSO IN ATTENDANCE:

P. Spearey, City Planning
Cindy Li, Development and Zoning Services
D. Holdsworth, City Planning
C. Louie, Development and Zoning Services
I. Welch, Development and Zoning Services

A.1. CALL TO ORDER

W. Sims called the meeting to order at 3:59 p.m.

A.2. ADOPTION OF AGENDA

MOVED: M. Figueira

Motion to adopt the May 1, 2018 agenda with the following amendments

- Add discussion and vote regarding public speaking in relation to the Holyrood Gardens Rezoning projects.

- Add discussion and potential vote on second Vice-Chair.
- Add discussion on a potential Past Chair position and role.
- Move Item A.4. Welcome New EDC Members to follow Item B.1 Project Synopses

SECONDED: R. Labonte

CARRIED

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

A.3. ADOPTION OF MINUTES

MOVED: A. Zepp

Motion to adopt the April 17, 2018 minutes.

SECONDED: T. Antoniuk

CARRIED

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

B. PUBLIC SPEAKERS - HOLYROOD GARDENS REZONING

MOVED: D. Deshpande

Motion to not allow members of the public to speak to the Holyrood Gardens rezoning application.

SECONDED: J. Mills

CARRIED

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

C. NEW MEMBER INTRODUCTION

All Committee members and members of Administration provided a short introduction.

D. APPLICATIONS

D.1. PROJECT SYNOPSES

C. Li and D. Holdsworth provided comments on the Indigenous Peoples Experience project. D. Brown left the meeting due to a conflict.

P. Kowal and E. Voutchkov provided comments on the Pacific Rim Mall project.

A. McLellan and E. Voutchkov provided comments on the Holyrood Gardens Rezoning project.
W. Sims and A. Zepp left the meeting during the comments due to conflicts.

E. FORMAL PRESENTATIONS (Open to the Public)

E.2. Fort Edmonton Park Expansion (Development Permit)
7000 143 Street NW
Mozhdeh Bolourchian - Stantec

D. Brown and A. Zepp left the meeting due to a conflict.

E.3. Pacific Rim Mall (Development Permit)
9700 105 Avenue NW
Mark Tkachuck - Gardner Architecture

E.4. Holyrood Gardens (Master Plan/Rezoning)
Jimmy Amichandwala - Der Architects

A. Zepp and W. Sims left the meeting due to conflicts.

**F. DELIBERATION - FORT EDMONTON PARK EXPANSION
(Closed to the public)**

D. Brown and A. Zepp left the meeting due to a conflict.

MOVED: R. Labonte

Motion to table.

In the opinion of the Committee the package/presentation is incomplete with regard to the:

- Final selection of materials. The Committee notes that a material board was not provided.
- Resolution of the landscape design / overall site planning. The Committee notes that the phased permitting process makes evaluating the project as a complete and integrated whole very difficult.
- Detailed resolution of final elevations with final material selections noted.
- Detailed resolution of site grading.
- Detailed resolution of exterior building and site lighting - particularly along walkways.

It is also recommended that the Applicant elaborate on the consultation with the Indigenous community. If possible, the Applicant should provide at a minimum a letter of support or ideally include community representation at subsequent EDC presentations.

SECONDED: D. Deshpande

CARRIED

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

**G. DELIBERATION - PACIFIC RIM MALL
(Closed to the public)**

MOVED: T. Antoniuk

Motion of support

SECONDED: B. Nolan

CARRIED

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

OPPOSED: D. Deshpande

H. DISCUSSION AND VOTE FOR VICE-CHAIR

MOVED: D. Brown

Motion to accept A. Zepp as second Vice-Chair.

SECONDED: T. Antoniuk.

CARRIED

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

ABSTAIN: A. Zepp

I. DISCUSSION ON PAST CHAIR

The Committee directed Administration to add to the Sub-Committee's 2018 Workplan scope to investigate the opportunity to establish a Past-Chair position.

**J. DELIBERATION - HOLYROOD GARDENS REZONING
(Closed to the public)**

A.Zepp and W. Sims left the meeting due to conflicts.

MOVED: D. Deshpande

Motion of Non-support

In general the Edmonton Design Committee supports higher densities for Transit Oriented Developments in this area but a fundamental redesign of this project is needed.

The Committee has a number of general concerns; namely that:

- The proposed development represents a literal interpretation of City design guidelines (e.g. angular planes) without exploring a more creative integration of built form with the existing neighbourhood character or pattern.
- The responses to the Principles of Urban Design appear to be primarily focused on providing density rather than creating a sense of place or addressing the character of the area.
- There are apparent errors in the numerical calculations contained within the package.
- There are inconsistencies between the DC2 text and the graphics (e.g. the amount of green space to be provided).

The Committee also has a number of specific concerns related to the following outcomes as identified by the Applicant:

1. Site Layout and Planning

- The package lacks sufficient analysis of the existing community context, and could benefit from an identification of basic placemaking elements, including nodes, paths, edges, districts, landscapes, street patterns and landmarks.
- The proposed design lacks a well designed and integrated open space and public realm, with no hierarchy of open spaces identified.

2. Overall Massing and Built Form

- The focus of development and architectural treatment has been concentrated along the west edge of the site; the Applicant is encouraged to consider alternative built forms and architectural definition along the eastern edge of the site abutting the existing neighbourhood.

- The pattern of built forms and open space is very repetitive; similarly, more variation is needed in building types and uses.
- The Committee supports the exploration of alternative built forms for the provision of family-oriented housing, particularly along the back alley (e.g. row housing housing).
- Rather than a blanket DC2 text the Applicant is encouraged to consider sub-areas which define specific densities, uses and precincts, and should reflect site-specific conditions as well as the realities of construction phasing.

3. Integration into the Community

- The proposed design lacks a sufficient consideration of edge conditions.
- The Applicant is encouraged to consider how 93 Avenue will be used daily by the community; i.e. how is the transit plaza accessed, is there appropriate bicycle parking, interaction between vehicles and pedestrians, etc. Similar considerations are required at the southwest corner of the site.

4. Access to and From the Site

- The package lacks clarity regarding connectivity to the east and west communities; i.e exploring ways to promote the development as a focal point for both the Holyrood and Strathearn neighbourhoods.
- The Committee feels that the proposed pathways and walkways to adjacent neighbourhoods lack the provision of integrated and seamless connections with mutually supportive public realm and building design.

5. Enhanced Pedestrian Realm

- The proposed design shows little evidence of an enhanced pedestrian realm, with little design support within the package in the form of cross sections, precedent images, etc.
- The proposed design does not sufficiently explore the open space and landscape opportunities within the large areas of landscape over structure (i.e. green roof).

6. Pedestrian Experience

- The proposed 'transit plaza' does not appear to be of sufficient size or configuration to function much differently as a widened sidewalk. The package lacks detail on how the plaza is to be used or programmed.

- In addition to glazing requirements, the Applicant is encouraged to include requirements for active frontages to activate the public realm.
- There appears to be little differentiation in the types of open spaces or the anticipated functions of the open spaces.

7. Sun shadows

- The Committee is concerned about the impact of shadows on proposed open spaces and the adjacent neighbourhood. The Committee supports the exploration of alternative built form and massing scenarios, including the use of point towers over podiums at appropriate locations and variation of floor-plates for towers and mid-rise buildings to modify shadow impacts.
- In addition, the Committee is also concerned about the wind impacts of this proposed design. The Committee strongly recommends that the proposed design be accompanied by a wind impact study to understand the impacts of wind, particularly on the open spaces proposed within the development.

SECONDED: B. Nolan

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

K. ADJOURNMENT

The meeting adjourned at 10:50 p.m.

L. NEXT MEETING, REGRETS AND CONFLICTS

Tuesday, May 15, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).

Regrets: D. Deshpande

Conflicts: D. Brown (Connect Bonnie Doon)