



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, November 20, 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  
D. Deshpande  
R. Labonte  
S. Kaznacheeva  
J. Mills  
C. Holmes  
B. Nolan  
D. Brown

### **ALSO IN ATTENDANCE:**

P. Spearey, City Planning  
A. McLellan, City Planning  
H. Vander Hoek, City Planning  
S. Carlyle, City Planning  
S. Lee, City Planning  
R. Lee, Development Services

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

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

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

Without objection, the November 20, 2018 Edmonton Design Committee meeting agenda was adopted.

### **A.3. ADOPTION OF MINUTES**

Without objection, the November 6, 2018 Edmonton Design Committee meeting minutes were adopted.

## **B. APPLICATIONS**

### **B.1. PROJECT SYNOPSES**

A. McLellan provided comments on Jasper House.

H. Van Der Hoek provided comments on Garneau 109 St / 79 Ave  
A Zepp and C. Holmes left the meeting due to conflicts.

S. Carlyle provided comments on Mackenzie Tower.

J. Mills left the meeting due to a conflict.

S. Lee provided comments on Connect Bonnie Doon.

D. Brown left the meeting due to a conflict.

R. Lee provided comments on The Wedge.

### **INFORMAL PRESENTATION (Closed to the Public)**

#### **B.2. Garneau 109 St / 79 Ave (Rezoning)**

Mark Michinak - STANTEC

#### **B.3. Mackenzie Tower (Rezoning)**

Belinda Morale Smith - DIALOG

**- BREAK -**

### **FORMAL CONSULTATIONS (Open to the Public)**

#### **B.4. Connect Bonnie Doon (Rezoning)**

Brian Murray - BA Planning Group

#### **B.5. The Wedge (Development Permit)**

Brendan Lawlor - Holo-Blok

## **C. COMMITTEE DELIBERATION (Closed to the Public)**

### **C.1. Jasper House (Development Permit)**

MOVED: D Brown

The Committee has reviewed the Administrative Walk-on and has noted :

- Inconsistencies between the site plan and landscape planting plan related to the development of the courtyard space.
- The Landscape Architect should confirm the health of existing street trees and provide details on streetscape improvements, repairs, bioretention details, etc.

SECONDED: R. Labonte

**CARRIED**

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

**C.1. Connect Bonnie Doon (Rezoning)**  
Brian Murray - BA Planning Group

D. Brown left the meeting at due to a conflict and did not return (7:45 pm)

MOVED: R. Labonte

Motion of support with conditions

The Committee recommends that the DC text:

- Ensures that public art contributions are calculated per phase, but not necessarily implemented by phase (ie. can be implemented site-wide)
- Includes minimum soil depths for landscape over structure
- Provides stronger wording that ensures that the fundamental structure of the development - including roadways, open space patterns, and the distribution of FAR per block - as reflected in the site plan- is set at the outset and is not subject to major modification over the duration of the project's phasing.
- Ensures that public realm and open space is provided in each phase of development.

SECONDED: C. Holmes

**CARRIED**

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

**C.2. The Wedge (Development Permit)**  
Brendan Lawlor - Holo-Blok

MOVED: A. Zepp

Motion of support with conditions

The Committee recommends the following:

- Murals illustrated in the submission package to be a requirement of the Development Permit
- Applicant should explore opportunities to create a consistent, continuous wedge expression throughout the full height of the building.
- Applicant to clarify the wood-like material product and where it is used.

SECONDED: J. Mills

**CARRIED**

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

#### **D. ADDITIONAL ITEMS**

None.

#### **E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS**

Regrets: None

Conflicts: D. Deshpande - 106 Street Building

#### **F. ADJOURNMENT**

The meeting adjourned at 9:17 p.m.

#### **G. NEXT MEETING**

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