



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, February 19, 2019

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

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Urban Designer
D. Kinnee, Urban Form and Corporate Strategic Development, Planning Technician
S. Lee, Urban Form and Corporate Strategic Development, Planner
C. Li, Urban Form and Corporate Strategic Development, Development Officer
K. Yeung, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

Without objection, the February 19, 2019 Edmonton Design Committee meeting agenda was adopted.

A.3. ADOPTION OF MINUTES

Without objection, the February 5, 2019 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

R. Labonte joined the meeting at 4:05.

C. Holmes left the meeting due to a conflict.

K. Yeung provided a synopsis on the CX Grandin Tower (Development Permit) Project.

M. Figueira and J. Mills left the meeting due to conflicts.

S. Lee provided a synopsis on the 108 Street and Jasper Avenue (Rezoning) Project.

C. Holmes, M. Figueira, and J. Mills re-joined the meeting.

C. Li provided a synopsis on the 1107 - 97 Street Commercial Development (Development Permit) Project.

K. Yeung provided a synopsis on the Honomobo - Modsix Block (Development Permit) Project.

FORMAL PRESENTATION (Open to the Public)

B.2. CX Grandin Tower (Development Permit)

Adrian Benoit - GEC Architecture

M. Figueira left the meeting due to a conflict (on design team for 108 Street & Jasper Avenue).

B.3. 108 Street and Jasper Avenue (Rezoning)

Evan Joyes - Associated Engineering

C. Holmes and J. Mills remained in the meeting, but did not participate, due to conflicts.

- BREAK (0.30) -

M. Figueira, C. Holmes and J. Mills rejoined the meeting.

B.4. 11007 - 97 Street Commercial Development (Development Permit)
Jacquie Skeffington

B.5. Honomobo - Modsix Block (Development Permit)
Daniel Engleman - Honomobo

C. COMMITTEE DELIBERATION (Closed to the Public)

Note the order of deliberations was modified to accommodate the departure of Committee Members due to conflicts.

C.4 Honomobo - Modsix Block (Development Permit)
Daniel Engleman - Honomobo

MOVED: T. Antoniuk

Motion of support.

SECONDED: R. Labonte

DEFEATED

FOR THE MOTION: W. Sims, T. Antoniuk, M. Figueira, R. Labonte

AGAINST: D. Deshpande, S. Kaznacheeva, J. Mills, C. Holmes, B. Nolan, A. Zepp

MOVED: A. Zepp

Motion of Support with Conditions

SECONDED: J. Mills

The Committee recommends that the Applicant:

- Reconsiders planting on north side due to proximity to windows
- Ensures that the specified exterior wood structural elements are as identified in the presentation (cedartone pressure treated wood or glulam)

The Committee also noted the following information was missing or lacking, and should be provided to Administration:

- Planter and planting details
- Front fence / enclosure details

- Lighting plan
- Signage plan
- Material board

CARRIED

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

C.3. 11007 - 97 Street Commercial Development (Development Permit)
Jacquie Skeffington

MOVED: D. Deshpande

Motion to table.

SECONDED: S. Kaznacheeva

- A number of drawings contain contradictory information on site development: soft landscaping, parking and loading spaces, waste disposal areas, and steps / ramps along the 97 Street frontage.
- The package and presentation lack sufficient information on lighting, signage (including materiality, mounting), screening of rooftop mechanical units, and access for people with disabilities.

CARRIED

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

AGAINST: M. Figueira, B. Nolan

M. Figueira and C. Holmes left the meeting at 8:29 pm.

C.1. CX Grandin Tower (Development Permit)
Adrian Benoit - GEC Architecture

MOVED: D. Deshpande

Motion of support with conditions.

SECONDED: A. Zepp

The Committee recommends that the Applicant:

- Introduces planting along the laneway (ie. in raised planters)
- Integrates bicycle parking into the front entry plaza
- Employs stepbacks or other means to reduce the visual mass of the tower

- Reconfigures the townhouse patios and planters to provide more usable amenity area and better visual connection with the streetscape

The Committee also noted information on exterior tower and tower top lighting was lacking and should be provided to Administration.

CARRIED

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

J. Mills left the meeting (9:05)

C.2. 108 Street and Jasper Avenue (Rezoning)
Evan Joyes - Associated Engineering

MOVED: R. Labonte

Motion of support with conditions.

SECONDED: T. Antoniuk

The Committee recommends that the Applicant:

- Includes in the DC regulation references to best practice in intensive and extensive green roof development.
- Appends a main floor plan to the DC regulation.

CARRIED

FOR THE MOTION: D. Deshpande, S. Kaznacheeva, A. Zepp, W. Sims, T. Antoniuk, R. Labonte, B. Nolan

D. ADDITIONAL ITEMS

None

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: T. Antoniuk

Conflicts: A. Zepp (Jasper Gates, Edmonton Motors, Wexford), M. Figueira (Edmonton Motors), J. Mills (Wexford)

F. ADJOURNMENT

The meeting adjourned at 9:20 p.m.

G. NEXT MEETING

Tuesday, March 5, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).