



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, June 4, 2019**

**MEMBERS:**

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

**PRESENT:**

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

**ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer  
C. Li, Urban Form and Corporate Strategic Development, Development Officer  
A. Sherstone, Urban Form and Corporate Strategic Development, File Planner  
R. Smigelski, Urban Form and Corporate Strategic Development, Planning Student  
E. Klapstein, Edmonton Design Committee Intern

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**A.1. CALL TO ORDER**

W. Sims called the meeting to order at 4:04 p.m.

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

By consensus, the June 4, 2019 Edmonton Design Committee meeting agenda was adopted with the addition of the following ‘Additional Items’:

D.1 Committee Retreat

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

By consensus, the May 21, 2019 Edmonton Design Committee minutes were adopted.

## **B. APPLICATIONS**

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

K. Bacon provided comments on the Station Lands North Tower project.

J. Mills and C. Holmes left the meeting due to conflicts with this project.

C. Li provided comments on the 6410-104 Street Project.

A.Sherstone provided comments on The Heights Project.

P. Spearey provided comments on the Enbridge Tower Project.

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

#### **B.2. Enbridge Tower (Development Permit)**

Maria Spengler - Davignon Martin

#### **B.3. 6410-104 Street (Development Permit)**

Cody Lyzenga - Berry Architecture

**-BREAK-**

### **PRESENTATION - VICKIE GUNDERSON, CITY CLERK’S OFFICE**

Vickie Gunderson from the Office of The City Clerk provided an overview on Policy C575C. Following the presentation, the Committee posed the following questions:

JM- Do other Committees have a similar number of appointees?

VG- No.

SK- Can Committee members attend meetings electronically?

VG- Members can attend meetings electronically and vote on motions if they are outside of City or are sick. This strategy can be used to maintain quorum for meetings.

JM- Is EDC in line with other committees in terms of its workplan?

VG- There is currently no workplan template. The work of the EDC is mainly related to ongoing reviews of projects, etc.

JM- How to best interact with Vickie?

VG- Email is the best means to connect. In terms of her work, Vickie also deals with disputes with Councillors, between Councillors, etc.

JM- Clarify “Bylaw consolidation”

VG- The Bylaw is consolidated every time the Bylaw is amended, as it was in late 2018.

CH- How much involvement do Councillors have in other Committees?

VG- Council has assigned a Council representative that can be the ‘eyes on the street’. Council can come to public portions of meetings, but are recommended to not attend private portions of meetings. Clerk’s office is recommending that Council consult their Ethics Advisor and Integrity Commissioner.

MF- Has specific questions on the Policy and the EDC Bylaw.

VG- Many of the issues provided by MF are best dealt with by the Committee itself. VG did indicate that training Committee and Chair training is critical; while there is general training available (including the June 22 session), the Clerk’s Office is prepared to develop and deliver EDC specific training.

## **FORMAL PRESENTATIONS (Continued - Open to the Public)**

### **B.4. Station Lands (Development Permit)**

Carolyn Keeley - DIALOG

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

### **B.5. The Heights (Rezoning)**

Nola Kilmartin - KENNEDY

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

### **C.1 Enbridge Tower (Development Permit)**

Maria Spengler - Davignon Martin

MOTION: D. Brown

Motion of Support

SECONDED: J. Mills

**CARRIED**

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

**C.2 6410-104 Street (Development Permit)**

Cody Lyzenga - Berry Architecture

MOTION: T. Antoniuk

Motion of Non-Support.

The Committee suggests the Applicant:

- Reconsider the public realm interface along Calgary Trail, including lowering the main floor elevation (to or as close to existing grade as possible) to improve street activation and inside-outside connection;
- Re-examine the parking lot configuration, including the location and configuration of loading spaces and waste management, to improve access to the site and the rear building entrances;
- Reconsider the rear building facade and interface with the parking lot, including the potential introduction of glazing to improve safety (CPTED) and accessibility (creating clearly distinguishable and accessible building entrances);
- Re-examine the location and configuration of the landscape area / public amenity space along the laneway. In its current configuration the space does not function well as an amenity space. Explore the potential of rooftop patios or balconies as private amenity space. Consider the potential for balconies to provide needed facade articulation.
- Consider facade treatments which differentiate the upper residential floors from the main commercial floor;
- Consider temporary facade treatments on the north and south side of the building.

The Committee also notes that this submission could have benefitted from an Informal Pre-consultation.

SECONDED: D. Brown

**CARRIED**

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

**C.3 Station Lands North Tower (Development Permit)**

Carolyn Keeley - DIALOG

MOTION: M. Figueira

Motion of Support with Conditions

The Committee requires the Applicant to present an Administrative Walk-on which includes street-level elevations, sections and renderings which illustrate in appropriate detail the treatment of the public realm interface along the 101 Street and 105 Avenue frontage. This submission should demonstrate design excellence as identified in the Capital City Downtown Plan (Policy 12.1), and in particular, how the building interfaces with adjacent streets and open spaces and activates the public realm.

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: A.Benoit, D. Brown, S. Kaznacheeva, W. Sims, T. Antoniuk, A. Zepp, D. Deshpande, M. Figueira

#### **C.4 The Heights (Rezoning)**

Nola Kilmartin & Stephen Boyd

MOTION: A. Benoit

Motion of Support.

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: A.Benoit, D. Brown, W. Sims, T. Antoniuk, A. Zepp, C. Holmes, D. Deshpande,

AGAINST: J. Mills, S. Kaznacheeva, M. Figueira

### **D. ADDITIONAL ITEMS**

#### **D.1 Committee Retreat**

Administration had previously requested deferring a decision on the date for a Committee Retreat. After discussions with the EDC Sub-Committee, possible dates for an EDC Retreat can now be set.

ACTION:

Administration to establish an online poll with the Committee to identify a preferred Saturday date (half-day and full day options).

#### **D.2 Other - Terms of Reference**

In response to previous Committee discussion, the EDC Sub-committee has drafted a Terms of Reference (TOR). The TOR was provided to the Committee in draft form for review.

**ACTION:**

Committee to review draft TOR in advance of discussion at next Committee meeting.

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

Regrets:

Conflicts: B. Nolan (105 Street Plaza), A. Zepp (River Crossing)

J. Mills, C. Holmes left the meeting, for the remainder of the evening, at 9:13 pm.

**F. ADJOURNMENT**

The meeting adjourned at 9:33 p.m.

**G. NEXT MEETING**

**Tuesday, June 18, 2019 at 4:00 p.m.** located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).