



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, April 6, 2021

MEMBERS:

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

PRESENT:

J. Mills
A. Benoit
C. Holmes
M. Figueira
A. Zepp

D. Deshpande
S. Kaznacheeva
D. Brown
B. Nolan
W. Sims

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer
K. Yeung, Urban Form and Corporate Strategic Development, Development Officer

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

A. Benoit called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOTION: B. Nolan

Motion to adopt the April 6, 2021 Agenda

SECONDED: A. Benoit

CARRIED

FOR THE MOTION: C. Holmes, M. Figueira, A. Zepp, S. Kaznacheeva, D. Brown, B. Nolan, A. Benoit, D. Deshpande

A.3. ADOPTION OF MINUTES

MOTION: C. Holmes

Motion to adopt the March 2, 2021 Minutes.

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: J. Mills, C. Holmes, M. Figueira, A. Zepp, S. Kaznacheeva, D. Brown, B. Nolan, A. Benoit, D. Deshpande

B. PROJECT SYNOPSES (Closed to the Public)

B.1. Eagle Oliver Crossing (Development Permit)

Mikal LePage - Gardner Architecture

K. Bacon provided a summary of the project.

D. Deshpande and M. Figueira left the meeting due to a conflict with this project.

B.2. Queen Alexandra Multi-Family (Development Permit)

Jordan Hart - Hodgson Schilf Evans Architects Inc.

K. Yeung provided a summary of the project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1. Eagle Oliver Crossing (Development Permit)

Mikal LePage - Gardner Architecture

D. Deshpande and M. Figueira remained in the meeting, but did not participate, due to a conflict with this project.

C.2 Queen Alexandra Multi-Family (Development Permit)
Jordan Hart - Hodgson Schilf Evans Architects Inc.

-BREAK (6:00 p.m.)

D. COMMITTEE DELIBERATION (Closed to the Public)

D.1 Eagle Oliver Crossing (Development Permit)
Mikal LePage - Gardner Architecture

D. Deshpande and M. Figueira left the meeting due to a conflict with this project.

MOTION: D. Brown

Motion of support with conditions

The Committee recommends that the applicant consider the following:

- **Further refinement and development (i.e. tree planting) of landscape on all four sides of the building to improve the interface of the surrounding context (streetscape, laneway, side yard).**
- **Further explore the opportunity to define the entry into the units and interest (planting, ornamental fencing etc) to provide better visual and physical separation of public and private space.**
- **Further explore the opportunity of expanding the amenity area on the parkade roof and/or improve overall aesthetics of unoccupied areas from overlook**
- **Retain and potentially enhance colour and texture within the exterior facade profile (precast) to contribute to perceived articulation**

SECONDED: C. Holmes

CARRIED

FOR THE MOTION: J. Mills, C. Holmes, A. Zepp, T. Antoniuk, S. Kaznacheeva, D. Brown, B. Nolan, A. Benoit

ABSTAIN: W. Sims

D.2 Queen Alexandra Multi-Family (Development Permit)
Jordan Hart - Hodgson Schilf Evans Architects Inc.

MOTION: A. Benoit

Motion of support

In general, the Committee appreciates the overall design but encourages further design considerations and refinement with respect to:

- **Winter city design, and**
- **Site utilization by reducing the use of mulch and increasing usable space.**

SECONDED: D. Brown

CARRIED

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

E. ADDITIONAL ITEMS

E.1 EDC Policies and Procedures Update

- Four workshops. Result - draft procedures that will go out to the subcommittee and working group. Will be shared with the committee early May. We are on schedule.
- **Sub-Committee and Work Plan** - in coming weeks, sub committee will engage with the committee about the work plan.

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (April 20, 2021)

Limak 10301 - 104 Street NW DC1 Rezoning	Informal / RZ	Sylvia Summers - Stantec
Riverdale Lookout	Formal / DP	Songlin Pan - SPAN Architecture Inc
Westrich 106 Street Tower	Formal / RZ	Marcelo Figueira - Green Space Alliance
Centennial Plaza Rehabilitation	Formal / RZ	Tony Leong - mbac

Conflicts: Westrich 106 Street Tower (M. Figueira, D. Deshpande, A. Zepp), Limak 10301 - 104 Street NW DC1 Rezoning (A. Zepp)

Regrets: M. Figueira and D. Deshpande - half an hour late, D. Brown

G. ADJOURNMENT

The meeting adjourned at 6:42pm.

H. NEXT MEETING

Tuesday, April 20, 2021 at 4:00 p.m. located via Google Meet