



EDMONTON DESIGN COMMITTEE MINUTES

Location: Via Google Meet

Tuesday, December 1, 2020

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, Chair
A. Benoit, Vice-Chair
C. Holmes, Vice-Chair
M. Figueira
A. Zepp

S. Kaznacheeva
D. Brown
B. Nolan

ALSO IN ATTENDANCE:

K. Bacon, Urban Form and Corporate Strategic Development, Development Officer
C. Louie, Urban Form and Corporate Strategic Development, Development Officer
N. Shah, Urban Form and Corporate Strategic Development, Development Officer
P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
I. Welch, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:00 p.m.

A.2. ADOPTION OF AGENDA

MOTION: A. Zepp

Motion to adopt the December 1, 2020 Agenda.

SECONDED: D. Brown

CARRIED

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

A.3. ADOPTION OF MINUTES

MOTION: D. Brown

Motion to adopt the November 18, 2020 Minutes.

SECONDED: A. Zepp

CARRIED

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

ABSTAIN: A. Benoit, C. Holmes

B. APPLICATIONS

B.1. PROJECT SYNOPSES (Closed to the Public)

N. Shah provided an overview of the Kinistinaw Park project.

J. Mills left the meeting due to a conflict with this project.

C. Louie provided an overview of the Affordable Storage project.

S. Kaznacheeva left the meeting due to a conflict with this project.

I. Welch provided an overview of the Mustard Seed project.

K. Bacon provided an overview of the Oliver Crossing project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Kinistinaw Park - Phase II (City Project)

Chelsey Witty - DIALOG

J. Mills remained in the meeting, but did not participate, due to a conflict with this project.

B.3. Affordable Storage - 10555 – 116 Street NW (Development Permit)
Svetlana Kaznacheeva - Riddell Kurczaba

S. Kaznacheeva left the meeting in order to present this project to the Committee.

- **BREAK** -

B.4. Mustard Seed Neighbour Centre - 10080 - 51 Ave NW (Development Permit)
Cassey Bush- INDEVELOPMENTS

INFORMAL PRESENTATIONS (Closed to the Public)

B.5. Oliver Crossing
Ben Gardner - Gardner Architecture

C. COMMITTEE DELIBERATION

Note the order of deliberations was changed to accommodate Committee conflicts.

C.1. Kinistinaw Park - Phase II (City Project)
Chelsey Witty - DIALOG

J. Mills left the meeting due to a conflict with this project.
C. Holmes assumed the role of Chair.

Motion: D. Brown

Motion of Support

Second: A. Benoit

CARRIED

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

J. Mills returned to the meeting and assumed the role of Chair.

C.2. Mustard Seed Neighbour Centre - 10080 - 51 Ave NW (Development Permit)
Cassey Bush- INDEVELOPMENTS

Motion: D. Brown

Motion of support with conditions

The Committee recommends that the applicant:

- **Reassesses proposed lighting strategies, in particular, lighting along the laneway**
- **Considers opportunities for community art along west facade**
- **Revisits the proposed design for the building frontage, and in particular, the layout for the seating area, planters and bicycle racks, to improve access/egress and movement, eliminate conflicts with door openings, establish an appropriate public/private interface (eg. planting beds) between street and entry/seating area, and support facility programming requirements**

Second: C. Holmes

CARRIED

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

AGAINST: M. Figueira

S. Kaznacheeva left the meeting at 8:34 pm

C.2. Affordable Storage - 10555 – 116 Street NW (Development Permit)
Svetlana Kaznacheeva - Riddell Kurczaba

Motion: A. Benoit

Motion of non support

The Committee notes the following:

- **The proposed facade above the main floor does not provide sufficient articulation or transparency. The opportunity to construct to the side property lines underscores the importance of the design of the front facade of the building.**
- **The landscape plan is lacking a proper landscape schedule, specific layout information and utility setback requirements. It is noted that many of the selected plants are not suitable (e.g., size, form, adjacency to existing utilities, etc) for the proposed frontage beds along 116th Street.**
- **The proposed boulevard tree planting will require the removal and burying of existing overhead power lines. This should be confirmed and the landscape plan adjusted accordingly. In addition, the boulevard redevelopment should incorporate City of Edmonton Complete Street components.**
- **Vehicular access from the rear lane should be explored, to maximize opportunities for public realm enhancement and minimize conflicts with pedestrians.**

Second: D. Brown

CARRIED

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

D. ADDITIONAL ITEMS

D.1. Public Participation at EDC meetings

This item was deferred to a future meeting

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Edmonton Convention Centre - J. Mills

F. ADJOURNMENT

The meeting adjourned at 8:56 p.m.

G. NEXT MEETING

Tuesday, December 15, 2020 at 4:00 p.m. via Google Meet