



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, February 18, 2020

MEMBERS:

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

PRESENT:

W. Sims, Chair
J. Mills, Vice-Chair
C. Holmes, Vice-Chair
M. Figueira
A. Zepp
T. Antoniuk

S. Kaznacheeva
D. Brown
B. Nolan
A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, City Planning, Lead Urban Designer
P. Adams, Development Services, Development Officer
K. Yeung, Development Officer

A.1. CALL TO ORDER

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

A.2. ADOPTION OF AGENDA

By consensus, the February 18, 2020 Edmonton Design Committee meeting agenda was adopted with the following changes:

- Delete Item D.2. 10 Unit Queen Mary Apartment (Development Permit)
- Add the following Additional Items:

- F.2. Alternate EDC dates to accommodate Public Hearing

A.3. ADOPTION OF MINUTES

By consensus, the February 4, 2020, Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

P.Spearey provided a summary of the prior informal pre-consultation comments on the Lavish Nest Project, and K.Yeung provided a zoning review of the project.

W. Sims left the meeting during this time due to a conflict with the project.

P.Adams provided a zoning review of the 10810-09 Street project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Lavish Nest (Development Permit)

Wes Sims - Brian Allsopp Architect

W. Sims left the meeting to present on behalf of the Applicant.

C. Holmes assumed the role of Chair during the presentation.

Following the presentation, C. Holmes returned the role of Chair to W. Sims.

- BREAK (30 minutes) -

E. COMMITTEE DELIBERATION

E.1. Lavish Nest (Development Permit)

Wes Sims - Brian Allsopp Architect

MOTION: A. Benoit

Motion of Support

The Committee notes that at the time of its presentation to EDC, the Applicant had not yet made a formal application for Development Permit. The expectation of the Committee is that the forthcoming Development Permit is generally consistent with the design illustrated in the EDC Formal Submission.

SECONDED: T. Antoniuk

CARRIED

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

E.2. 10810 98 Street (Development Permit)

Songlin Pan - SPAN Architecture

MOTION: D. Brown

Motion of Support with conditions

The Committee recommends that the Applicant continue to work with Administration on the following:

South Facade

- Exploring more variation in material selection and colour, to provide greater interest while maintaining continuity and consistency with other building elevations.

East and Northeast Facade

- Enhancing the architectural treatment of frontages to reflect their commercial nature and pedestrian-oriented context, with techniques such as (but not limited to) increased glazing, openings (eg. operable windows, overhead doors), canopies and additional building articulation. The Committee feels the proposed use of concrete block veneer is not appropriate for the pedestrian environment and that the use of higher quality, warm materials (eg. brick) should be explored.
- Northwest corner
 - Establishing a more welcoming and recognizable residential entry, through techniques such as (but not limited to) door selection (eg. glazed ‘storefront’ entry door), materiality and colour, canopies, addressing and lighting. The Committee also feels this corner could benefit from additional glazing / transparency (ie. within the stairwell).

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

SECONDED: C. Holmes

CARRIED

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

AGAINST: W. Sims, J. Mills, A. Benoit

F. ADDITIONAL ITEMS

F.1 Policies and Procedures Update

In lieu of Administration not being able to attend and have a conversation on Direct Control rezonings, the Committee provided comments and observations to P. Spearey.

This information is to be collected and shared with the Committee, and inform the Policies and Procedures work as appropriate.

F.2 New EDC Dates

Based on new City Council Public Hearing dates and the availability of Committee Members, the following dates were identified for alternative meetings.

Tuesday, July 7 to Monday, July 6

Tuesday, August 18 to Monday, August 17

Tuesday, September 1 to Wednesday, September 2

Tuesday, October 6 to Wednesday, October 7

Tuesday, October 20 to Wednesday, October 21

Tuesday, November 3 to Wednesday, November 4

Tuesday, November 17 to Wednesday, November 18

Administration to send updated invitations to Committee members

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

The upcoming Telus World of Science presentation was discussed. As this project was originally viewed by the Committee in 2016, **Administration will forward to Committee Members the original package as well as the Letter to the Applicant.**

Furthermore, based on the 2016 motion of the Committee (Admin Walk-on requiring more site information), **Administration will instruct the Applicant to focus on changes to the site plan but to expect that the Committee may provide commentary on changes to the building.**

Conflicts: J. Mills (Sedona Multi-Unit Development)

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

G. NEXT MEETING

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