



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, July 21, 2020

MEMBERS:

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

PRESENT:

J. Mills, Chair
C. Holmes, Vice-Chair
A. Benoit, Vice-Chair

D. Brown
D. Deshpande
M. Figueira
S. Kaznacheeva
B. Nolan
W. Sims
A. Zepp

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. Louie, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:04.

A.2. ADOPTION OF AGENDA

MOTION: W. Sims

Motion to adopt the July 21, 2020, Agenda.

SECONDED: D. Brown

CARRIED

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

M. Figueira and C. Holmes entered the meeting (4:06 pm).

A.3. ADOPTION OF MINUTES

MOTION: D. Brown

Motion to adopt the July 6, 2020, Minutes

SECONDED: B. Nolan

CARRIED

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

B. APPLICATIONS

B.1. PROJECT SYNOPSES

K. Bacon provided the synopsis for the 10040 103 Street Project.
M. Figueira, D. Deshpande and A. Zepp left the meeting due to conflicts with this project.

C. Louie provided the synopsis for the Centennial Plaza Project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. 10040 103 Street (Development Permit)

Jeff Shen - JS Architect

INFORMAL PRESENTATIONS (Closed to the Public)

B.3. Centennial Plaza (Development Permit)

Tony Leong - MBAC

D. Deshpande left the meeting (7:07 pm); A. Zepp and M.Figueira left the meeting (7:07 pm) for the remainder of the evening.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1. 10040 103 Street (Development Permit)

Jeff Shen - JS Architect

MOTION: A. Benoit

Motion of Non-support

While the Committee supports this type of development in this location, the Committee is concerned with the number of variances being sought to accommodate the proposed design.

The Committee acknowledges the effort of the Applicant to design a tower that creatively addresses the site constraints; however, the Committee is very concerned about the lack of refinement - and information - regarding the public realm and the public realm interface, including but not limited to streetscaping, street tree planting, canopies, site furnishings and facade treatment. Further resolution of the design, along with a clear articulation of how the project addresses the EDC Principles of Urban Design, should be the focus of the Applicant's future interaction with the Committee.

In addition, the Committee notes that the project would have benefitted from an informal presentation to EDC. The Committee also recommends that the Applicant consider pursuing Direct Control rezoning to achieve the ambitions of the project while addressing the concerns noted above and the uniqueness of this site.

SECONDED: J. Mills

CARRIED

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

D. Deshpande rejoined the meeting (8:04 pm)

D. ADDITIONAL ITEMS

D.1. Committee / Intern Workplan

J. Mills, EDC Subcommittee Chair, presented the Committee with an overview of the work to date:

1. Subcommittee will be taking on the following tasks:
 - a. Reviewing requirements, processes, related to rezonings
 - b. Reviewing EDC boundaries, scope
 - c. Reviewing other items remaining from 2019 retreat

2. Outstanding Retreat Items, prioritized through recent Google form:
 - a. Clarifying requirements for DP submissions
 - b. Clarifying, simplifying EDC submission requirements
 - c. Clarifying procedures for formals (and maybe informals?)

Administration then led the Committee through a conversation related to rezonings at EDC. This conversation was captured through notes and Jamboard.

ACTION: Jamboard will remain live - for Committee Members to continue to contribute - and Administration will forward notes from the meeting at a later date.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts: None

Regrets: D. Brown, J. Mills (tentative), W. Sims (tentative)

F. ADJOURNMENT

The meeting adjourned at 9:38 p.m.

G. NEXT MEETING

Tuesday August 4 at 4:00 p.m. via Google Meet.