



## EDMONTON DESIGN COMMITTEE MINUTES

**Location:** via Google Meet

**Tuesday, July 20, 2021**

### **MEMBERS:**

J. Mills, Chair  
A. Benoit, Vice-Chair  
T. Antoniuk  
D. Brown  
D. Deshpande  
K. Dieterman  
M. Figueira  
S. Kaznacheeva  
K. Liu  
A. Zepp  
T. Ziola

### **PRESENT:**

A. Benoit  
  
D. Deshpande  
K. Dieterman  
M. Figueira  
S. Kaznacheeva  
K. Liu  
A. Zepp  
T. Ziola

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Planning and Economy Department, Lead Urban Designer  
E. Voutchkov, Urban Planning and Economy Department, Principal Urban Designer  
K. Bauer, Urban Planning and Economy Department, Development Officer  
K. Bacon, Urban Planning and Economy Department, Development Officer

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## **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: T. Ziola

Motion to adopt the July 20, 2021 Agenda

SECONDED: K. Dieterman

**CARRIED**

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FOR THE MOTION: A. Benoit, D. Deshpande, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

**A.3. ADOPTION OF MINUTES - JULY 6, 2021 REGULAR MEETING**

MOTION: K. Dieterman

Motion to adopt the July 6, 2021 Minutes.

SECONDED: M. Figueira

**CARRIED**

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FOR THE MOTION: A. Benoit, D. Deshpande, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

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

**B.1 Allendale Duplexes (for DP)**

Jake Papineau - EINS

K. Bacon provided a summary of the project.

**B.2 Mixed-Use Building on 10930 98 St (for DP)**

Aleksejs Ksenofontovs - Latvian Design Line

K. Bauer provided a summary of the project.

**C. APPLICATIONS**

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

**C.1. Allendale Duplexes (for DP)**

Jake Papineau - EINS

Ryan Eidick (Eins) provided a summary of the project.

**C.2. Mixed-Use Building on 10930 98 St (for DP)**

Aleksejs Ksenofontovs - Latvian Design Line

Aleksejs Ksenofontovs (Latvian Design Line) presented.

**BREAK (00:20)**

**Meeting resumed at 6:30pm**

**D. COMMITTEE DELIBERATION (Closed to the Public)**

**D.1 Allendale Duplexes (for DP)**

Jake Papineau - EINS

MOTION: M. Figueira

Motion of support with conditions

SECONDED: T. Ziola

**The Committee supports the presented building and site design, including a variance for a backyard less than 40% (as prescribed by the zoning), as well as a variance for a smaller setback along 109 Street, in order to provide better corner conditions and a more pronounced streetwall along 109 Street. The Committee also suggests:**

- **Improving the back lane interface of the garages with massing, articulation and materials to break up the continuous building volume**
- **Improving landscaping and architectural elements on the west setback to address the reduced setback on 109 Street**

**CARRIED**

FOR THE MOTION: A. Benoit, D. Deshpande, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

**E. ADDITIONAL ITEMS (Closed to the Public)**

Note: the order of the deliberations under Item E Additional items was changed.

Wes was invited to participate in the discussion as a former EDC chair; he joined the meeting at 7:03pm

**E.2. EDC Bylaw 14054 Amendment**

MOTION: A. Benoit

That the draft bylaw amendment be supported in principle subject to:

1. Clarifying the role of the Committee in the preparation of an annual Committee budget
2. Clarifying that informal presentations are limited to the EDC geographic boundary

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: A. Benoit, D. Deshpande, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

**E.1. Standards and Procedures Update**

- Administration provided an overview of the standards and procedures.
- EDC members deliberated the suggested changes to the EDC Standards and Procedures

**F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Aug 3, 2021)**

Edmonton Convention Centre (for DP)	Formal	Carolyn Keeley - Dialog
Alberta ENT Commercial/Retail	Formal	Chris Dulaba - Beljan Development

Conflicts: J. Mills, T. Ziola

Regrets: T. Ziola

**G. ADJOURNMENT**

The meeting adjourned at 9:31 pm.

**H. NEXT MEETING**

**Regular Meeting Tuesday, Aug 3, 2021 at 4:00 p.m.** located via Google Meet