



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, July 16, 2019

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

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

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

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer
S. Chow, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:03 p.m.

A.2 CHAIR - ITEM B.5

MOTION: W. Sims

That D. Brown act as Chair for Item B.4. The Willow

SECONDED: A. Benoit

CARRIED

FOR THE MOTION: S. Kaznacheeva, W. Sims, B. Nolan, A. Benoit, B. Nolan, A. Zepp,
C. Holmes

ABSTAIN: D. Brown

A.3. ADOPTION OF AGENDA

By consensus, the July 16, 2019 Edmonton Design Committee meeting agenda was adopted with the following additions:

- D.1 Sub-Committee Terms of Reference
- D.2 Committee Retreat / Review Agenda

A.4. ADOPTION OF MINUTES

By consensus, the July 2, 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

M. Figueira entered the meeting.

K. Bacon provided comments on the Hat @ 122 project.

K. Bacon provided comments on The View project.

S. Chow provided comments on the Weber Centre project.

S. Kaznacheeva and M. Figueira left the meeting due to conflicts with this project.

There were no comments provided on The Willow project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Hat @ Oliver 122 (Development Permit / Formal)

Christiaan Odinga - NORR

B.3. The View (Development Permit / Formal)

David Sanche - Westrich

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

-BREAK-

INFORMAL PRESENTATIONS (Closed to the Public)

B.4. The Willow (Rezoning / Informal)

Wes Sims - Brian Allsopp Architect

D. Brown assumed the role of Chair for this presentation.

W. Sims and M. Figueira left the meeting to present the project.

C. Holmes remained in the meeting, but did not take part, due to a conflict with this project.

Following the presentation, W. Sims re-assumed the role of Chair for the remainder of the meeting.

B.5. Weber Centre (Development Permit / Informal)

Olivia Fung - DIALOG

S. Kaznacheeva and M. Figueira left the meeting due to conflicts with this project.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 Hat @ Oliver 122 (Development Permit / Formal)

Christiaan Odinga - NORR

MOTION: W. Sims

Motion of Support with Conditions requiring the Applicant to present a walk-on to:

- **Provide detailed landscape plans, including sections (through parkade lid at property lines / interfaces) and details (including but not limited to surface materials, layout, lighting, low impact development opportunities, furnishings and plant material) for all areas adjacent to the building.**
- **Confirm that proposed streetscape approach is acceptable to City with regard to Offsite improvements.**
- **Confirm the accuracy of March and September sun shadow studies.**

SECONDED: A. Benoit

CARRIED

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

C.2 The View (Development Permit / Formal)

David Sanche - Westrich

A.Zepp left the meeting for the evening due to a conflict.

MOTION: M. Figueira

Motion of Support

SECONDED: B. Nolan

DEFEATED

FOR THE MOTION: M. Figueira

OPPOSED: W. Sims, A.Benoit, D. Brown, S. Kaznacheeva, B. Nolan, C. Holmes, D. Deshpande

MOTION: D. BROWN

Motion of Support with Conditions

The Committee recommends that the Applicant provide Administration with a landscape plan of sufficient detail, including plant lists, planting details (including planters over parkade), as well as the height, materials and construction of townhouse patio walls.

The Committee does not support the proposed location of the transformer adjacent to the townhouse podium and streetscape. We recommend that the Applicant, working with City of Edmonton Waste Management and EPCOR, review the site plan and identify appropriate and feasible locations (eg. SE or NW corner) and modify accordingly. The Committee also notes that the ultimate location of the transformer requires appropriate screening.

SECONDED: C. HOLMES

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

AGAINST: M. Figueira

- BREAK -

D. ADDITIONAL ITEMS

D.1 Sub-Committee Terms of Reference

Tabled.

D.2 Committee Retreat

Final confirmations / discussion prior to retreat day.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: None

Conflicts: Brian (105 Avenue) Janice, Svetlana, Marcelo (Weber Centre)

F. ADJOURNMENT

The meeting adjourned at 8:54 p.m.

G. NEXT MEETING

Tuesday, August 6, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).