



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, June 15, 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
T. Antoniuk
D. Brown

K. Dieterman
M. Figueira
S. Kaznacheeva

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. Bacon, Urban Planning and Economy Department, Development Officer
A. McLellan, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOTION: D. Brown

Motion to adopt the June 15, 2021 Agenda

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, T. Antoniuk, D. Brown, K. Dieterman, S. Kaznacheeva, A. Zepp, T. Ziola, M. Figueira

A.3. ADOPTION OF MINUTES - JUNE 1 REGULAR MEETING

MOTION: M. Figueira

Motion to adopt the June 1, 2021 Minutes.

SECONDED: D. Brown

CARRIED

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

ABSTAIN: J. Mills

B. PROJECT SYNOPSES (Closed to the Public)

(Note: The order of the Project Synopses was changed to accommodate the schedules of Development Officers.)

A. Zepp left the meeting during the synopses of the first two projects due to conflict.

B.1 Greenlong Jasper - 115 Street (DC2 Rezoning)
Sylvia Summers - Stantec

A. McLellan provided a summary of the project.

B.2 Limak 10301 – 104 Street NW (DC1 Rezoning)
Sylvia Summers - Stantec

Svetlana left the meeting during the synopses of this project due to a conflict.
A. McLellan provided a summary of the project.

B.3 Rossdale Multifamily (Development Permit)
Armando Hernandez - Dualita

K. Bacon provided a summary of the project.

B.4 Allendale Duplexes (Development Permit)
Jake Papineau - Eins.ca

K. Bacon provided a summary of the project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1. Greenlong Jasper - 115 Street (DC2 Rezoning)

Sylvia Summers - Stantec

A. Zepp declared conflict of interest with the developer. He will remain in the meeting but will not participate in the discussions.

Sylvia Summers and Kassra Tavakoli (Andrew Cheng Architects) presented.

C.2. Limak 10301 – 104 Street NW (DC1 Rezoning)

Sylvia Summers - Stantec

A. Zepp and S. Kaznacheeva declared conflict of interest with the developer. They will remain in the meeting but will not participate in the discussions.

Sylvia Summers, Julian Wylegly and Damir Blazeka (Stantec) presented.

BREAK (00:15)

Meeting resumed at 6:50pm

C.3. Rossdale Multifamily (Development Permit)

Armando Hernandez - Dualita

Armando Hernandez presented.

INFORMAL PRESENTATIONS (Closed to the Public)

C.4. Allendale Duplexes (Development Permit)

Jake Papineau - Eins.ca

Ryan Eidick (Eins) presented.

D. COMMITTEE DELIBERATION (Closed to the Public)

(Note: the order of the deliberations under Item D and discussions related to Item E Additional items was changed to accommodate the schedules of Committee Members.)

D.3 Rosedale Multifamily (Development Permit)

Armando Hernandez - Dualita

MOTION: D. Brown

Motion of support

SECONDED: T. Antoniuk

The committee strongly supports the built form, materiality (eg. board formed concrete retaining walls) and detail of the landscape, site lighting and its extension into the right of way as required.

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, T. Antoniuk, D. Brown, K. Dieterman, S. Kaznacheeva, A. Zepp, T. Ziola,

AGAINST: M. Figueira

D.1 Greenlong Jasper - 115 Street (DC2 Rezoning)

Sylvia Summers - Stantec

A.Zepp left the meeting at 8:46pm before this project was discussed, due to a conflict.

MOTION: A. Benoit

Motion of support with conditions

SECONDED: D. Brown

While the Committee expressed varying opinions regarding the proposed height of the taller tower not being consistent with that of approved development adjacent to the site, and not providing sufficient transition to the neighbourhood to the north, the Committee is more concerned with the podium massing and treatment, and the public realm and interface - particularly within the laneways.

The proposed text provision and the design presented in the appendices needs to be refined as follows:

- **Encourage the further refinement of the street wall podium facade along Jasper Avenue to improve the sense of scale/mass, articulation, definition of solid/void.**

- **Encourage the exploration of opportunities to improve solar exposure opportunities for the north tower.**
- **Encourage the enhancement of laneways with high quality paving materials (eg. unit pavers), pedestrian lighting, landscaping and minimal grade transitions (eg. curbs).**

Also, the proposed text provision and appendices need to align; e.g:

- **The DC2 text provides detailed development descriptions and regulations for the Family/Live Work Units (e.g., grade change, different architectural elements and treatments, etc.); however this is not shown in the appendices or report graphics.**
- **The DC2 text describes an 11m module/rhythm for the commercial bays that is not illustrated in the appendices or report graphics.**

CARRIED

FOR THE MOTION: J. Mills, A. Benoit, T. Antoniuk, D. Brown, K. Dieterman, S. Kaznacheeva, T. Ziola, M. Figueira

D.2 Limak 10301 – 104 Street NW (DC1 Rezoning)

Sylvia Summers - Stantec

Svetlana left the meeting at 9:43pm before this project was discussed, due to a conflict.

MOTION: T. Ziola

Motion of support with conditions.

SECONDED: A. Benoit

- **The Committee encourages the Applicant to explore preserving, retaining and incorporating as much of the existing building into the proposed design.**
- **If the west facade of the existing building must be reconstructed, the Committee encourages the Applicant to relocate the reconstructed west facade in a manner that minimizes encroachment on the sidewalk frontage zone.**
- **If the podium incorporates a new south facade, the Committee feels that the design of this facade should not be a duplication of surrounding buildings. The design of the south facade of the podium should relate to the architectural patterns/forms, articulation and rhythm of the historic building facades and surrounding building/ facade context.**
- **The Committee encourages the Applicant to enhance the private driveway along the northern boundary with high quality paving materials (eg. unit pavers), pedestrian lighting, landscaping and minimal grade transitions (eg. curbs)**
- **While the Committee appreciates that the proponent is attempting to design a tower that is differentiated from and defers to the podium, the Committee**

encourages the proponent to revisit the mass and articulation of the tower to minimize the visual weight and dramatic variation in the appearance of the tower as it rise, and in particular the extended balconies. The Committee encourages the Applicant to consider the use of inset balconies to reduce the visual mass of the tower.

CARRIED

FOR THE MOTION:, A. Benoit, D. Brown, K. Dieterman, T. Ziola, M. Figueira

AGAINST: J. Mills, T. Antoniuk

E. ADDITIONAL ITEMS (Closed to the Public)

Peter Spearey provided an update.

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (July 6, 2021)

Whyte Avenue Lofts (for DP)	Formal	Perry Dixon- EFG Architects
TD Bank Facade @ City Centre (for DP)	Formal	Aziz Bootwala - Kasian
Allendale Duplexes (for DP)	Formal	Jake Papineau - Eins.ca
Kingsway Patel (for DP)	Formal	Oliver Edwards - nextarchitecture.ca

Conflicts:

Regrets: T. Antoniuk

G. ADJOURNMENT

The meeting adjourned at 10:25 pm.

H. NEXT MEETING

Regular Meeting Tuesday, July 6, 2021 at 4:00 p.m. located via Google Meet