



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: via Google Meet**

**Tuesday, June 16, 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  
T. Antoniuk  
D. Brown  
  
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. Yeung, 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 4:03.

### **A.2. ADOPTION OF AGENDA**

MOTION: B. Nolan

Motion to adopt the June 16, 2020, Agenda.

SECONDED: T. Antoniuk

**CARRIED**

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

D. Brown entered the meeting (4:06 pm)

**A.3. ADOPTION OF MINUTES**

MOTION: J. Mills

Motion to adopt the June 2, 2020, Minutes

SECONDED: C. Holmes

**CARRIED**

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

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES**

K. Yeung provided the synopsis for the Willow Project.

C. Holmes left the meeting, and M. Figueira and W. Sims were not present, due to conflicts with this project.

M. Figueira entered the meeting (4:20 pm)

C. Louie provided the synopsis for the Harvest project.

P. Spearey provided the synopsis for the Dhaliwal project.

P. Spearey provided the synopsis for the Station Lands project.

J. Mills, C. Holmes and B. Nolan left the meeting due to conflicts with this project.

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

**B.2. The Willow (Development Permit)**

Ignacio De Lorenzo - Brian Allsopp Architect

C. Holmes, M. Figueira remained in the meeting, but did not take part, due to conflicts with this project. W. Sims was not present during the presentation.

Following the presentation, W. Sims joined the meeting (5:00pm).

**B.3. Harvest (Development Permit)**

Ian Evans - Hodgson Schilf Evans Architects

Due to timing, deliberation of this project took place immediately following the presentation.

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

MOTION: D. Brown

Motion of Support with Conditions

**The Committee appreciates the adaptive reuse of this building, and in particular, the integration of the exposed brick of the existing building into the new structure / common area.**

**The Committee recommends working with Administration to improve the aesthetics of the north facade, including the potential introduction of relief and / or texture, windows, additional elements and / or materiality (eg. wood slats), and art.**

SECONDED: T. Antoniuk

**CARRIED**

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

**INFORMAL PRESENTATIONS (Closed to the Public)**

**B.4. Dhaliwal (Development Permit)**

Ben Gardner - Gardner Architecture

C. Holmes left for the remainder of the meeting (6:30 pm)

**-BREAK-**

A. Benoit assumed the role of Chair (7:00 pm)

**ADMINISTRATIVE WALK-ON (Closed to the Public)**

**B.5. Station Lands (Development Permit)**

Carolyn Keeley - DIALOG

J. Mills and B. Nolan remained in the meeting, but did not take part, due to conflicts with this project. C. Holmes was not present during the presentation.

## **C. COMMITTEE DELIBERATION (Closed to the Public)**

Note: the order of deliberations were changed to accommodate Committee Member scheduling requirements.

### **C.1. Station Lands (Development Permit)**

Carolyn Keeley - DIALOG

J. Mills, C. Holmes and B. Nolan did not take part in deliberations due to conflicts with this project.

Motion: D. Brown

**Based on the material provided the Committee has determined that no further review is required.**

SECONDED: W. Sims

**CARRIED**

FOR THE MOTION: A. Benoit, T. Antoniuk, D. Brown, M. Figueira, S. Kaznacheeva, W. Sims, A. Zepp

W. Sims and M. Figueira left for the remainder of the meeting (7:25 pm).

J. Mills assumed the role of Chair (7:27 pm).

### **C.2. The Willow (Development Permit)**

Ignacio De Lorenzo - Brian Allsopp Architect

C. Holmes, M. Figueira and W. Sims were not present during this deliberation.

MOTION: A. Benoit

Motion of support with conditions

**The Committee notes the following:**

- **More consideration is needed with respect to waste management; in particular the loading area and its interface with adjacent ground floor units and amenity spaces. The Applicant is encouraged to consider additional screening or other means of separation.**
- **Ground floor units and amenity spaces - particularly along the south facade - lack sufficient separation (ie. privacy) from the adjacent walkway. Additionally, the Committee encourages the Applicant to consider additional soft landscaping**

to enhance this space, and introduce shade, to contribute to the concept of garden and plaza.

- **The Committee also notes that a lighting plan was not provided. The Applicant is encouraged to develop a lighting plan that complements the building architecture, contributes to the experience and safety of the garden, plaza, and other outdoor spaces and walkways on site.**

SECONDED: A. Zepp

**CARRIED**

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

#### **D. ADDITIONAL ITEMS**

The Committee requested the following items be added to the agenda for the July 6 meeting:

- Discussion of work items for EDC Intern
- Discussion of possible Committee actions arising from the Policies and Procedures Review.

ACTION: Administration to prepare in advance, add to agenda

#### **E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS**

Conflicts: None

Regrets: None

#### **F. ADJOURNMENT**

The meeting adjourned at 7:54 p.m.

#### **G. NEXT MEETING**

**Monday, July 6 (NOTE NEW DATE), 2020 at 4:00 p.m.** via Google Meet.