



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, March 12, 2019

MEMBERS:

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

PRESENT:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande
R. Labonte
S. Kaznacheeva
J. Mills
D. Brown

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Urban Designer
D. Kinnee, Urban Form and Corporate Strategic Development, Planning Technician
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

W. Sims called the meeting to order at 4:06 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the March 12, 2019 Edmonton Design Committee meeting agenda was adopted with the following additions:

D.2 Councillor Luncheon

D.3. Upcoming EDC Subcommittee Workshops

A.3. ADOPTION OF MINUTES

Without objection, the March 5, 2019 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

K. Yeung provided comments on the Queen Mary Park 7Plex project.

C. Louie provided comments on the Crossroads Building project.

C. Louie provided comments on the Enbridge Tower project.

P. Spearey provided comments on the Winspear Completion project. A. Zepp left the meeting during the synopsis due to a conflict.

J. Mills entered the meeting (4:35 pm)

FORMAL PRESENTATIONS (Open to the Public)

B.2. 16:30 Queen Mary Park 7Plex (Development Permit)
Carolyn Keeley - Dialog

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

B.3. 17:15 Enbridge Tower (Development Permit)
Maria Spengler - Davignon Martin

18:00 - BREAK (0.30) -

B.4. 18:30 Crossroads Building (Development Permit)
Dean Snihur - Snihur Construction Group Inc.

B.5. 19:15 Winspear Completion Project (Rezoning)
Yolana Lew - Stantec

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

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1. Queen Mary Park 7Plex (Development Permit)

Carolyn Keeley - Dialog

J. Mills left the meeting due to a conflict.

MOVED: R. Labonte

Motion of support.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: R. Labonte, W. Sims, T. Antoniuk, S. Kaznacheeva, A. Zepp, D. Brown

AGAINST: M. Figueira, D. Deshpande

J. Mills re-entered the meeting.

C.2. Enbridge Tower (Development Permit)

Maria Spengler - Davignon Martin

MOVED: R. Labonte

Motion to table

SECONDED: M. Figueira

As determined by the Edmonton Design Committee at the meeting on March 12, 2019, the project has been **tabled** as a number of items were deficient or require further resolution. The Committee generally supports the adaptive reuse of this iconic building; however, the package and presentation did not clearly communicate the current iteration of the design to a level of refinement expected of a formal development permit submission.

- The tower top is unresolved relative to glazing, materiality, design detail, signage and lighting.
- Please confirm how the auxillary loading space on 102 Street is to function.
- No information has been provided on the screening of the mechanical units on the podium roof
- More information on lighting, particularly at street level, is required; eg. location, type, colour, mounting / integration with facade.
- The submission lacked a physical material sample board. As a result, the Committee was not able to understand the material quality of proposed finishes. Furthermore,

the submission package did not include annotated, colour renderings - it was therefore difficult for the Committee to adequately evaluate the proposed design in this regard.

- No information was provided on the south (lane) elevation. All elevations (including tower and tower top) should be illustrated and annotated in the manner included in the presentation.
- It is the understanding of the Committee that the streetscape will be addressed through a separate permit process; the Committee therefore requires confirmation that this submission will also be reviewed by EDC.

Furthermore, the Committee notes that this project could have benefitted from an Informal Pre-Consultation, and encourages the Applicant to take advantage of this opportunity for future projects.

CARRIED

FOR THE MOTION: R. Labonte, W. Sims, T. Antoniuk, S. Kaznacheeva, A. Zepp, D. Brown, J. Mills, M. Figueira, D. Deshpande

C.3. Crossroads Building (Development Permit)

Dean Snihur - Snihur Construction Group Inc.

MOVED: D. Deshpande

Motion of Support with conditions requiring the applicant to present an Administrative Walk-on.

SECONDED: R. Labonte

While the Committee generally supports the intent of the project, the following information either lacked sufficient clarity or was not provided:

- West and south building elevations - provide updated elevations that clearly indicate what materials are being proposed (ie transparent vs. opaque, colour, material).
- South elevation - resolve the exterior treatment of the stairwell and update elevations accordingly.
- Provide north elevation, annotated as appropriate.
- Provide physical material sample board showing materials and glazing samples.

CARRIED

FOR THE MOTION: R. Labonte, W. Sims, T. Antoniuk, A. Zepp, D. Brown, D. Deshpande

AGAINST: M. Figueira, S. Kaznacheeva, J. Mills.

C.4. Winspear Completion Project (Rezoning)

Yolana Lew - Stantec

Adam left the meeting for the evening due to a conflict with this project (9:07 pm.)

MOVED: D. Brown

Motion of Support with conditions

SECONDED: J. Mills

The Committee understands that Planning Coordination has requested the Applicant not provide annotated elevations in the Appendices. The Committee strongly recommends that annotated elevations be included in the Appendices, indicating materiality, to provide certainty regarding the architectural quality of this significant project in the city centre.

CARRIED

FOR THE MOTION: R. Labonte, W. Sims, T. Antoniuk, S. Kaznacheeva, D. Brown, J. Mills, M. Figueira, D. Deshpande

D. ADDITIONAL ITEMS

D.1 Guiding Principles

The Committee elected to defer this conversation to the next meeting (March 19).

D2. Councillor Luncheon

Administration confirmed that the Councillor Luncheon has been booked for April 25, 12:00-1:00 in the Councillors Boardroom, City Hall.

D3. Subcommittee

Administration confirmed that the first workshop is scheduled for March 25, 3:00 - 5:00 (location TBD). J. Mills has agreed to join the group and is to be invited to the workshop.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: None
Conflicts: Formals - A. Zepp (Garneau Rezoning)
Informals - J. Mills (Station Lands, J123), Marcelo + Carma (Parkwood-Rossdale).

F. ADJOURNMENT

The meeting adjourned at 9:22 p.m.

G. NEXT MEETING

Tuesday, March 19, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).