



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, May 4, 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:

J. Mills
A. Benoit
T. Antoniuk
D. Brown

K. Dieterman

S. Kaznacheeva
K. Liu
A. Zepp
T. Ziola

ALSO IN ATTENDANCE:

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

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

A. Benoit called the meeting to order at 4:01 p.m.

A.2. ADOPTION OF AGENDA

MOTION: D. Brown

Motion to adopt the May 4, 2021 Agenda

SECONDED: A. Zepp

CARRIED

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

J. Mills joined the meeting at 4:12 p.m and assumed the role of Chair.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the April 20, 2021 Minutes.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: T. Antoniuk, A. Benoit, S. Kaznacheeva, J. Mills, A. Zepp

ABSTAIN: D. Brown, K. Dieterman, K. Liu, T. Ziola

B. PROJECT SYNOPSES (Closed to the Public)

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

B.1. 10907 77 Ave Apartment (Formal / DP)

Songlin Pan - SPAN Architecture

K. Yeung provided a summary of the project.

B.2. Three Storey Commercial / Residential Building (Informal / DP)

Ayman Almikdad - Mik-Tik

K. Yeung provided a summary of the project.

B.3. The District (Informal / DP)

Abdulla Elmikkawi - Tolene Designs

K. Yeung provided a summary of the project.

B.4. Village at Ice District (Informal / RZ)

Yolanda Lew - Stantec

P. Spearey provided a summary of the project.

D. Brown and A. Zepp left the meeting due to conflicts with this project.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

- C.1. 10907 77 Ave Apartment (Development Permit)**
Songlin Pan - SPAN Architecture

INFORMAL PRESENTATIONS (Closed to the Public)

- C.2. Village at Ice District (Informal / RZ)**
Yolanda Lew - Stantec

D. Brown and A. Zepp remained in the meeting, but did not participate, due to conflicts with this project.

- BREAK (6:00 p.m.) -

- C.3. Three Storey Commercial / Residential Building (Informal / DP)**
Ayman Almikdad - Mik-Tik

- C.4. The District (Informal / DP)**
Abdulla Elmikkawi - Tolene Designs

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.2 10907 77 Ave Apartment (Development Permit)**
Songlin Pan - SPAN Architecture

MOTION: A. Benoit

Motion of support with conditions

The Committee encourages the Applicant to:

- **Implement additional architectural design and landscape strategies along the east property line / elevation (i.e. windows, articulation, detail, planting) to improve the pedestrian experience along, and visibility from, 109th street.**
- **Refine the front entry design to integrate and enhance the interfaces with the streetscape, adjacent properties and the larger neighbourhood. Strategies**

could include increased articulation, weather protection at the doorway, building and site lighting, etc.

- Refine planting design along the front elevation to ensure the basement window receives sufficient natural light.
- Explore opportunities to expand greenspace / amenity opportunities in the front and rear yard, and limit impervious surfaces in the rear yard.

The Committee also notes that the project could have benefitted from an Informal Pre-Consultation.

SECONDED: D. Brown

CARRIED

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

E. ADDITIONAL ITEMS (Closed to the Public)

E.1 EDC Policies and Procedures Update

Administration provided a brief overview of the Draft EDC Standards and Procedures which will be reviewed at the Special Meeting on May 11.

E.2. 2020-21 Elections

MOTION: J. Mills

Motion to postpone the 2021-22 elections to the May 18, 2021 meeting

SECONDED: A. Zepp

CARRIED

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

Administration will receive written confirmation of those Members not present acknowledging the postponement of the election.

F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (May 18, 2021)

Abbey Lane - St. Johns	Formal	Mikal LePage - Gardner Architecture
Rossdale Multifamily	Informal	Armando Hernandez - Dualita
9517 103 Ave apartment	Formal	Songlin Pan - SPAN Architecture
Orange Hub	Informal	Carol Belanger - City of Edmonton

Sundance Ski Shop addition	Formal	Danny Estephan, PWArch
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Conflicts: None

G. ADJOURNMENT

The meeting adjourned at 8:36 pm.

H. NEXT MEETING

Special Meeting Tuesday, May 11, 2021 at 4:00 p.m. located via Google Meet

Regular Meeting Tuesday, May 18, 2021 at 4:00 p.m. located via Google Meet