



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, May 5, 2020

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
J. Mills,
C. Holmes
M. Figueira
A. Zepp
T. Antoniuk
D. Deshpande
S. Kaznacheeva
D. Brown
B. Nolan
A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician
K. Yeung, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:02pm

A.2. ADOPTION OF AGENDA

MOTION: D. Brown

Motion to adopt the May 5, 2020, Agenda

SECONDED: J. Mills

CARRIED

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

A.3. ADOPTION OF MINUTES

MOTION: B. Nolan

Motion to adopt the April 21, 2020, Minutes

SECONDED: D. Brown

CARRIED

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

B. APPLICATIONS

B.1. PROJECT SYNOPSES

P. Spearey provided the synopsis for the Grandin Two project.
A. Zepp, M. Figueira, and D. Deshpande left the meeting due to conflicts with this project.

K. Yeung provided the synopsis for the Edmonton Motors project.
A. Zepp left the meeting due to a conflict with this project.

K. Yeung provided the synopsis for the 114 Street Development project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Grandin Two (Development Permit)

David Sanche - Westrich

A. Zepp, M. Figueira, and D. Deshpande remained in the meeting, but did not take part in the meeting, due to conflicts with the project.

B.3. Edmonton Motors (Development Permit)

Kevin McKee - Pangman Development Corporation

A. Zepp remained in the meeting, but did not take part in the meeting, due to conflicts with the project.

-BREAK-

B.4 114 Street Development (Development Permit)

Abe Salloum - Arc Studio

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 Grandin Two (Development Permit)

David Sanche - Westrich

A. Zepp, M. Figueira, and D. Deshpande left the meeting due to conflicts with this project.

MOTION: A. Benoit

Motion of support with conditions

The Committee has the following concerns which should be considered by the Applicant:

- **The location of the children’s play area is problematic - from the perspective of both security (ie. adjacent to alley) and nuisance (ie. noise from emergency generator room).**
- **The location and configuration of the outdoor amenity area creating a space with little sun exposure.**
- **The entry plaza is not of a scale or character appropriate for a residential development; the space could benefit from a better balance between hard and soft landscaping to reduce the scale of the plaza.**
- **The building entrance is poorly located with little architectural definition and lacks a clear connection to and integration with adjacent hardscape areas (eg. sidewalk, entry plaza).**

SECONDED: W. Sims

CARRIED

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

C.2 Edmonton Motors (Development Permit)

Kevin McKee - Pangman Development Corporation

A. Zepp left the meeting due to a conflict with this project.

MOTION: A. Benoit

Motion of support

The Committee supports the landscape / public realm design concept for 115 Street, including development within the road right-of-way, and would encourage the City

to not only support this proposed approach but to extend the proposed landscape / public realm treatment south to 100 Avenue and beyond.

SECONDED: C. Holmes

CARRIED

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

C.3 114 Street Development (Development Permit)

Abe Salloum - Arc Studio

MOTION: D. Brown

Motion of support with Conditions

- **The project could benefit from enhanced buffering along the south and east side of the site, through screening, raising the main floor elevation of ground floor units, and other means. Such modifications will improve the building interface while allowing the ground floor unit outdoor patio spaces to extend to the property line.**
- **Further development of the amenity and service / loading area is encouraged, with respect to its configuration, accommodation of access and movement, and separation of uses.**

These comments are based on the conceptual direction shown in the EDC package. Should the design be modified at the time of Development Permit, the Applicant is encouraged to return to the Committee for a walk-on to clarify these changes.

SECONDED: J. Mills

CARRIED

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

D. ADDITIONAL ITEMS

D.1 2020-21 Elections for Chair and Vice-Chairs

ELECTION OF CHAIR

NOMINATIONS:

M. Figueira - Accepted

D. Brown - Accepted

C. Holmes - Declined

J. Mills - Accepted

The Committee voted by secret ballot. Votes were counted by P. Spearey and J. Mills was declared elected as Chair.

ELECTION OF VICE-CHAIR

NOMINATIONS:

M. Figueira - Declined
A. Benoit - Accepted
D. Brown - Accepted
C. Holmes - Accepted

The Committee voted by secret ballot. Votes were counted by P. Spearey and A. Benoit and C. Holmes were declared elected as Vice-Chairs.

D.2 EDC Intern

After a brief discussion it was decided that the Committee would continue to engage a Student Intern and T. Antoniuk would continue to be responsible for identifying potential candidates.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts: A. Zepp (Llew Lawrence LRV Facility, Winspear Redevelopment)
Regrets: None

F. ADJOURNMENT

The meeting adjourned at 8:48 pm

G. NEXT MEETING

Tuesday, May 19, 2020 at 4:00 p.m. conducted via Google Meet