



## **EDMONTON DESIGN COMMITTEE MINUTES (DRAFT)**

**Location: via Google Meet**

**Tuesday, May18, 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  
  
D. Brown  
D. Deshpande  
K. Dieterman  
  
S. Kaznacheeva  
K. Liu  
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. Yeung, Urban Planning and Economy Department, Development Officer  
S. Buccino, Urban Planning and Economy Department, Development Officer  
N. Shah, Urban Planning and Economy Department, Development Officer

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## **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 May 18, 2021 Agenda with the following item:

**A.4. ADOPTION OF MINUTES FROM MAY 11 SPECIAL MEETING**

SECONDED: A. Benoit

**CARRIED**

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

**A.3. ADOPTION OF MINUTES - MAY 4 REGULAR MEETING**

MOTION: D. Brown

Motion to adopt the May 4, 2021 Minutes.

SECONDED: K. Liu

**CARRIED**

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

**A.4. ADOPTION OF MINUTES - MAY 11 SPECIAL MEETING**

MOTION: A. Benoit

Motion to adopt the May 11, 2021 Special Meeting Minutes.

SECONDED: D. Brown

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

**B. PROJECT SYNOPSES (Closed to the Public)**

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

**B.5 Sundance Ski shop addition (Development Permit)**  
Danny Estephan - PWArch

N.Shah provided a summary of the project.

**B.1 Orange Hub (Development Permit)**  
Carol Belanger, John McKenna - GH3

Samantha Buccino provided a summary of the project.

**B.4 9517 103 Ave apartment (Development Permit)**  
Songlin Pan - SPAN Architecture

K. Yeung provided a summary of the project.

**B.2 Rosedale Multifamily (Development Permit)**  
Armando Hernandez - Dualita

K. Yeung provided a summary of the project.

**B.3 Abbey Lane - St. Johns (Development Permit)**  
Mikal LePage - Gardner Architecture

K. Yeung provided a summary of the project.

**C. APPLICATIONS**

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

**C.1. Orange Hub (Development Permit)**  
Carol Belanger, John McKenna - GH3

John McKenna presented.

**C.2. Rosedale Multifamily (Development Permit)**  
Armando Hernandez - Dualita

Armando Hernandez presented.

**BREAK (00:15)**

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

**C.3. Abbey Lane - St. Johns (Development Permit)**  
Mikal LePage - Gardner Architecture

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

Ben Gardner presented.

**C.4. 9517 103 Ave apartment (Development Permit)**  
Songlin Pan - SPAN Architecture

Songlin Pan presented.

**C.5. Sundance Ski shop addition (Development Permit)**  
Danny Estephan - PWArch

Danny Estephan 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.1 Abbey Lane - St. Johns (Development Permit)**  
Mikal LePage - Gardner Architecture

MOTION: K. Dieterman

Motion of Non-Support

SECONDED: D. Brown

**The Committee notes the following:**

- **The massing, articulation and materiality of the building does not sufficiently respond to the context or character of the neighbourhood - current or future - or contribute to a human-scaled, pedestrian oriented streetscape.**
- **The development does not create an appropriate interface with either the greenspace to the north or the residential development to the south. In particular, there is a missed opportunity to create a stronger relationship and connection to the park space to the north.**
- **On-site open space amenity should be refined to better serve as a usable amenity for residents, and incorporate additional landscape development on all four sides of the building to improve the interface with surrounding context (streetscape, laneway, side yard).**

- **Front stoops should be designed to be defensible, and balconies/stoops of a sufficient size to provide adequate user amenity.**
- **The Applicant should further explore the opportunity to better define the main barrier free building entrance in order to provide better visual and physical separation of public and private space.**

**CARRIED**

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

AGAINST: S. Kaznacheeva

**D.2 9517 103 Ave apartment (Development Permit)**

Songlin Pan - SPAN Architecture

MOTION: A. Benoit

Motion of support with conditions.

SECONDED: D. Brown

**The Committee encourages the Applicant to:**

- **Implement additional architectural design along the east property line / elevation (i.e. windows, articulation, detail) to improve the exterior aesthetic.**
- **Explore opportunities to increase access to natural light into the corridors and the lower floor units. The Committee recommends the applicant to work with Administration to convert the project into a three storey building with no basement to increase the livability of the dwelling units.**
- **Refine the front entry design to integrate and enhance the interfaces with the streetscape, adjacent properties and the larger neighbourhood. Strategies could include reducing size of signage, investigating opportunities for seating, building and site lighting, etc.**
- **Refine the sidewalk approach to the main entry to support privacy of the at-grade amenity space.**
- **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.**

**CARRIED**

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

### **D.3 Sundance Ski shop addition (Development Permit)**

Danny Estephan - PWArch

MOTION: A.Benoit

Motion of support with conditions

SECONDED: D. Brown

**The Committee encourages the Applicant to:**

- **Improve vehicular circulation within the site, including the introduction of wayfinding / directional signage, particularly in the front parking area.**
- **Increase transparency into the patio area and ensure pedestrian connections via accessible walkways throughout the site.**
- **Give additional consideration of landscape and open space treatment, including planting in parking areas (islands) and activation opportunities related to winter activity on the patio.**

**CARRIED**

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

## **E. ADDITIONAL ITEMS (Closed to the Public)**

### **E.1 2020-21 Elections**

T. Antoniuk joined the meeting at 9:27 pm.

#### **Election for Chair**

J. Mills let her name stand for Chair.  
No other nominations were made.

MOTION:

To elect J. Mills as chair of the Edmonton Design Committee for the 2021-22 term.

SECONDED: David Brown

**CARRIED**

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

ABSTAIN: J. Mills

**Election for Vice-Chairs**

T. Antoniuk nominated A. Benoit for Vice-Chair.  
J. Mills nominated K. Dieterman for Vice-Chair.  
A. Benoit nominated D. Brown for Vice-Chair.  
There were no more nominations for Vice-Chair.

A secret ballot was held to determine two Vice-Chairs. As a result of this voting, A. Benoit and D. Brown were elected Vice-Chairs for the 2021-22 term.

MOTION: J. Mills

To approve A. Benoit and D. Brown as Vice-Chairs for the 2021-22 term.

SECONDED: Ken Lui

**CARRIED**

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

T. Antoniuk left the meeting, for the remainder of the evening, at 9:44 pm.

D. Deshpande left the meeting, for the remainder of the evening, at 9:49 pm.

**F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (June 1, 2021)**

Alberta ENT Commercial/Retail	Formal	Chris Dulaba - Beljan Development
Substation #200	Formal	Chris Dulaba - Beljan Development
Three Story Building (Commercial/Residential)	Formal	Ayman Almikdad- MikTik
The District	Formal	Abdulla Elmikkawi - Tolene design

Conflicts: None  
Regrets: J. Mills

**G. ADJOURNMENT**

The meeting adjourned at 10:36 pm.

**H. NEXT MEETING**

**Regular Meeting Tuesday, June 1, 2021 at 4:00 p.m.** located via Google Meet