



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, November 19, 2019

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, Chair
J. Mills, Vice-Chair
C. Holmes, Vice-Chair

A. Zepp

D. Deshpande
S. Kaznacheeva
D. Brown
B. Nolan
A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
H. Vander Hoek, Urban Form and Corporate Strategic Development, File Planner

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:04 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the November 19, 2019 Edmonton Design Committee meeting agenda was adopted.

A.3. ADOPTION OF MINUTES

By consensus, the November 5, 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

Heather Vander Hoek provided comments on the Willow Project. W. Sims and C. Holmes left the meeting due to conflicts with this project.

P. Spearey provided comments on the Open Sky Project. C. Holmes left the meeting due to a conflict with this project.

P. Spearey provided comments on the Falcon One Tower Project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. The Willow (Rezoning / Formal)

Wes Sims - Brian Allsopp Architect

W. Sims left the meeting to present on behalf of the Applicant. C. Holmes remained in the meeting, but did not take part, due to a conflict with the project.

B.3. Open Sky Developments (Rezoning / Formal)

Marcelo Figueira - Associated

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

-BREAK-

B.4. Falcon Tower One (Development Permit / Formal)

Stephen Boyd - ARC Studio

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 The Willow (Rezoning / Formal)

Wes Sims - Brian Allsopp Architect

W. Sims and C. Holmes left the meeting due to conflicts with the project.

MOTION: A.Benoit

Motion of support with conditions

The Committee feels that this development is of an appropriate height and supports the densification within a core neighbourhood.

- **The Committee recommends that the Applicant continue to work with Administration and the community with respect to the development scale (eg. massing) and relationship to the physical context of the surrounding neighbourhood.**

Seconded: A. Zepp

CARRIED

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

C.2 Open Sky Developments (Rezoning / Formal)

Marcelo Figueira - Associated

C. Holmes left the meeting due to a conflict with the project.

MOTION: A. Zepp

Motion of Support

SECONDED: B. Nolan

DEFEATED

FOR THE MOTION: A. Zepp, B. Nolan, D. Deshpande

AGAINST: J. Mills, S. Kaznacheeva, W. Sims, D. Brown, A. Benoit

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MOTION: D. Brown

Motion of Support with Conditions

SECONDED: A. Benoit

The Committee recommends that the development regulations provide additional urban design regulations related to laneway activation, including but not limited to, lighting, bollards, paving, landscape, public art.

CARRIED

FOR THE MOTION: A. Zepp, B. Nolan, D. Deshpande, J. Mills, S. Kaznacheeva, W. Sims, D. Brown, A. Benoit

C.3 Falcon Tower One (Development Permit / Formal)

Stephen Boyd - ARC Studio

MOTION: J. Mills

Motion of Support with Conditions

- **The Committee feels that EIFS does not meet the intent of the Direct Control Regulation (1025.4.6.a); however, this cladding material would be acceptable so long as the proposed balcony railing / glazing detail shown in the materials board (Pg 28 of the EDC packae) is implemented in the final, constructed building. To this end, the Committee recommends that the Development Permit package includes this critical detail.**
- **The Committee recommends that the Development Permit package includes an existing site plan and interim landscape plan (ie. showing Tower 1 and the transition to the existing public realm to the south).**
- **The Committee recommends reconsidering the placement of benches in the front plaza area, in order to provide better access to the plaza and building entrances. In addition, the public realm design could benefit from better definition of the spaces within the plaza (amenity areas, building and CRU entries, etc) through the use of surface materials, furnishings and landscape features.**

SECONDED: C. Holmes

CARRIED

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

D. ADDITIONAL ITEMS

D.1. EDC Subcommittee TOR

MOTION: J. Mills

Motion to adopt Policies and Procedures Review Subcommittee Terms of Reference, revised May 30 2019.

SECONDED: D. Brown

CARRIED

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

D.2. Proposed EDC Procedural Changes

MOTION: W. Sims

That the agenda for November 19 include the review of procedural changes identified at the EDC retreat in July 2019.

SECONDED: J. Mills

CARRIED

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

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts: J123 (Janice)
The Clancey (Janice)

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 8:52 p.m.

G. NEXT MEETING

Tuesday, November 5, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor,
Edmonton Tower (10111 - 104 Avenue NW).