



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: Boardroom 310, Edmonton Tower**

**Wednesday, September 2, 2020**

### **MEMBERS:**

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

### **PRESENT:**

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

### **ALSO IN ATTENDANCE:**

K. Bacon, Urban Form and Corporate Strategic Development, Development Officer  
P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer

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### **A.1. CALL TO ORDER**

J. Mills called the meeting to order at 4:01 p.m.

### **A.2. ADOPTION OF AGENDA**

MOTION: M. Figueira

Motion to adopt the September 2, 2020 Agenda.

SECONDED: B. Nolan

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOTION: D. Brown

Motion to adopt the August 17, 2020, Minutes

SECONDED: C. Holmes

**CARRIED**

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

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES**

K. Bacon provided the project synopsis for both projects.

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

**B.2. 16:30 Dhaliwal 83 Avenue (Development Permit)**  
Ben Gardner - Gardner Architecture

**B.3. 17:20 99 Street Apartments (Development Permit)**  
Ben Gardner - Gardner Architecture

**C. COMMITTEE DELIBERATION (Closed to the Public)**

**C.1 Dhaliwal 83 Avenue (Development Permit)**  
Ben Gardner - Gardner Architecture

MOTION: A. Zepp

Motion of non-support

SECONDED: T. Antoniuk

**The Committee recommends that the Applicant:**

- **Reconsider incorporating massing and setbacks as envisioned in the Area Redevelopment Plan to better relate to the street and the neighbourhood.**
- **Further refine the visually dominant roof overhangs, including architectural detailing, soffit treatments and / or lighting.**
- **Further refine the main floor entries and street interfaces and ensure the submission package clarifies walkway connections and grade changes. The Committee recommends street accesses to units are functional and incorporate appropriate transitions (eg. landscaping). In addition, greater architectural differentiation should be provided between ground floor units and the units above.**
- **Consider providing visitor bicycle parking at the main entrance.**
- **The Committee notes that the minimum landscape requirements have not been met. The Applicant should consider tree planting along 83 Avenue, as well as higher quality alternatives to proposed timber planter walls.**
- **The Committee also noted a number of inaccuracies in the submission, primarily between plans and elevations, which should be addressed.**

**CARRIED**

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

AGAINST: M. Figueira, D. Deshpande

The Committee discussed issues of infill development and recommended to Administration that EDC be involved in future engagement with Administration on this issue.

**C.1 99 Street Apartments (Development Permit)**  
Ben Gardner - Gardner Architecture

MOTION: D. Brown

**Motion of support with the following conditions:**

- **The Committee notes that the minimum landscape requirements have not been met. In meeting these requirements, consideration should be given to reconfiguring site accesses (eg. stairs, ramps) and in turn creating opportunities for larger planting beds and tree planting.**
- **A rooftop amenity plan should be provided as part of the Development Permit submission.**

SECONDED: A. Benoit

**CARRIED**

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

## **D. ADDITIONAL ITEMS**

### **D.1 EDC review for projects outside the boundary**

A request has been made for a project to be reviewed as an informal by the Committee which is outside the boundary.

By consensus, the Committee agreed to proceed with the request, and to facilitate the review, will require the following information:

- Clear description of the scope of work
- Clear explanation of the purpose of the work
- Key Principles of Urban Design that may be realized through the work

### **D.2 EDC project exemptions**

As background, P. Spearey informed the Committee that recently other COE business areas requested clarification on potential EDC exemptions - a COE project and a storefront improvement project on Whyte Avenue.

The Administrative Liason has the authority to exempt COE projects, but not private projects - though in the past, storefront improvement projects of limited scope, and previously reviewed by the Storefront Improvement Program committee, have been exempted.

Administration met with the EDC Chair and Vice-Chairs to discuss how to, in the short term, formalize project exemptions and communicate decisions back to the Committee. As a result of this meeting and followup conversation with the larger Committee, it is proposed that:

- In order to consider an exemption, the Chair / Vice-Chairs will require a short narrative that includes the following:
  - Clear description of the scope of work
  - Clear explanation of the purpose of the work
  - Key Principles of Urban Design that may be realized through the work
- To facilitate these and other discussions, I will endeavor to set up regular bi-weekly meetings with the EDC Chair / Vice-Chairs, as well as Senior Planners in Development Services. In addition, these meetings can also address agenda review, and provide an 'update' of previous meetings and Committee decisions
- Committee meetings have a standing agenda item related to #2.

In terms of actions, it was agreed that:

- Administration to develop criteria for exemptions in these and similar cases; and
- Administration to bring back a more robust procedure for review / approval by the Committee.

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS**

103 Avenue Shared Space  
10848 110 Street

**F. ADJOURNMENT**

The meeting adjourned at 7:10 p.m.

**G. NEXT MEETING**

**Wednesday, September 15, 2020 at 4:00 p.m.** via Google Meet.