



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, September 17, 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

A. Zepp
T. Antoniuk
D. Deshpande
S. Kaznacheeva
D. Brown

A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
C. Lee, Urban Form and Corporate Strategic Development, Senior Urban Designer
N. Shah, Urban Form and Corporate Strategic Development, Development Officer
A. Sherstone, Urban Form and Corporate Strategic Development, File Planner

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:06 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the September 17, 2019 Edmonton Design Committee meeting agenda was adopted with the following changes:

- E. Klapstein to present over dinner hour
- Defer Item D.1. Committee Retreat

- Item B.4 Parkwood Rossdale to be presented at 6:30 pm, B.5 Open Sky Developments at 7:15 pm.

A.3. ADOPTION OF MINUTES

By consensus, the September 3, 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

No comments were provided for the Exhibition Lands project.

N. Shah provided comments on the Gateway + 34 Ave project.

A.Sherstone provided comments on the Open Sky Developments project.

P. Spearey provided comments on the Parkwood Rossdale project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Exhibition Lands (City Project)

Michelle Ouellette - City of Edmonton

B.3. Gateway + 34 Avenue (Development Permit / Formal)

Leah Krahn - Krahn

-BREAK-

INFORMAL PRESENTATIONS (Closed to the Public)

B.4. Open Sky Developments (Rezoning / Informal)

Marcelo Figueira - Associated

FORMAL PRESENTATIONS (Open to the Public)

B.5. Parkwood Rossdale (Rezoning / Formal)

Evan Joyes - Associated

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 Exhibition Lands (City Project)

Michelle Ouellette - City of Edmonton

MOTION: D. Brown

Motion of Support with Conditions

As the project proceeds, the Committee recommends the following be considered:

- As the fine-grained road network described in the presentation was not apparent in package, ensure the development of clear policy direction to achieve this intention.
- Converting 118 Avenue at Coliseum Station to an at-grade crossing to improve the urban design condition and reinforce a connected and cohesive development.
- In line with the guiding principles, more clearly articulate the essence, character and general vision of this development and how it is visually communicated in the planning framework (eg. through typical sections, typologies, precedent images, etc).
- Explore the opportunity for north-south open space connectivity between Borden Park and the North Transit Village.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: W. Sims, A. Zepp, T. Antoniuk, D. Deshpande, S. Kaznacheeva, D. Brown, A. Benoit

C.2 Gateway + 34 Avenue (Development Permit / Formal)

Leah Krahn - Krahn

MOTION: W. Sims

Motion of Support with Conditions

The Committee recommends the Applicant work with Administration on the following:

- Refining the proposed landscape treatment along Gateway Boulevard. More thought should be given to framing the development, while ensuring appropriate species selection in terms of size/ spread (at maturity) and hardiness.
- Addressing the likelihood that the noise attenuation fence along the east property boundary will create a CPTED issue. At a minimum, the Committee recommends limiting access to this area and increasing lighting.

SECONDED: D. Brown

CARRIED

FOR THE MOTION: W. Sims, A. Zepp, T. Antoniuk, D. Deshpande, S. Kaznacheeva, D. Brown, A. Benoit

C.1 Parkwood Rosedale (Rezoning / Formal)

Evan Joyes - Associated

MOTION: A. Benoit

Motion of Support with Conditions.

The Committee recommends the Applicant work with Administration on the following:

- Ensuring that the proposed DC regulation aligns with the drawings provided. The Committee noted key discrepancies related to the urban design interface (ie. wrapping parkade with active uses and landscaping) and the laneway treatment.
- Continuing to refine the articulation of the south facade (and aligning the DC regulations as appropriate).
- Resolving off-site improvements (related to landscaping and streetscaping) and community amenity contribution (related to the proposed pocket park).

SECONDED: D. Deshpande

CARRIED

FOR THE MOTION: W. Sims, A. Zepp,, D. Deshpande, D. Brown, A.Benoit

AGAINST: T. Antoniuk, S. Kaznacheeva

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflict: A. Zepp, T. Antoniuk (Milner Building)

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 9:07 p.m.

G. NEXT MEETING

Tuesday, October 1, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).