



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, October 1, 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
M. Figueira
A. Zepp
T. Antoniuk

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

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
C. Li, Urban Form and Corporate Strategic Development, Development Officer
C. Louie, Urban Form and Corporate Strategic Development, Development Officer
J. Kim, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

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

A.2. ADOPTION OF AGENDA

By consensus, the October 1, 2019 Edmonton Design Committee meeting agenda was adopted with the following change:

D.1 Committee Retreat - to be deferred to next meeting

A.3. ADOPTION OF MINUTES

By consensus, the September 17, 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

C. Louie / C. Li provided comments on the Milner Building project. C. Holmes, T. Antoniuk and A. Zepp left the meeting due to conflicts with the project.

C. Louie provided comments on the Ortona Armoury project.

J. Kim provided comments on the 10880 98 Street project.

No comments were provided on the Hat @ 124 or the Norquest Greenspace project

INFORMAL PRESENTATIONS (Closed to the Public)

B.2. Milner Building (Development Permit / Informal)

Damir Blazeka - STANTEC

C. Holmes, T. Antoniuk and A. Zepp remained for the presentation, but did not take part, due to conflicts with the project.

B.3. Hat @ 124 Oliver (Rezoning / Informal)

Ranon Soans - Clarity

-BREAK-

FORMAL PRESENTATIONS (Open to the Public)

B.4 Ortona Armoury (Development Permit / Formal)

Carol Belanger - City of Edmonton

B.5 10880 98 Street (Development Permit / Formal)

Songlin Pan - SPAN Architecture

B.6 Norquest Greenspace (Development Permit / Formal)

Peter Osborne - GEC Architecture

A.Benoit and B. Nolan remained for the presentation, but did not take part, due to conflicts with the project.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 Ortona Armory (Development Permit / Formal)

Carol Belanger - City of Edmonton

MOTION: A. Benoit

Motion of Support

SECONDED: T. Antoniuk

CARRIED

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

C.2 10880 98 Street (Development Permit / Formal)

Songlin Pan - SPAN Architecture

MOTION: S. Kaznacheeva

Motion of Non-support

It is the opinion of the Committee that this project does not exhibit urban design excellence and instead offers a basic design response to the existing community context or the needs of the client. Specific concerns of the Committee are:

- **The interface with adjacent properties, and in particular, overlook issues created by balconies on the south side of the building.**
- **The size and configuration of the balconies on the east and west sides of the building. The Committee is concerned that these balconies offer little amenity and will be difficult to use and adequately maintain.**
- **The lack of glazing in the daycare area and other main floor areas, compromising the creation of active edges which contribute to an animated streetscape.**
- **Incomplete lighting information provided - the Committee is unable to evaluate the impact of lighting on user safety.**
- **Potential for entrapment in the waste receptacle area (CPTED).**
- **Certainty that landscaping requirements are met. The Committee recommends the Applicant revisit planting on the north side of the building to increase screening, consider landscaping within the rear parking area, and explore introducing landscaping along the front building facade.**
- **Stair access to the rooftop - the Committee recommends the Applicant consider an internal stair to the rooftop for those instances where the elevator is out of service and daycare access is required.**

Finally, the Committee feels the project could have benefitted from an informal presentation.

SECONDED: J. Mills

CARRIED

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

C.3 Norquest Greenspace (Development Permit / Formal)

Peter Osborne - GEC Architecture

A. Benoit and B. Nolan left the meeting due to conflicts with this project and did not return.

MOTION: M. Figueira

Motion of Non-support

The original concerns of the Committee, and in particular the following, have not been adequately addressed:

- **Concern with the lack of opportunities for seating/gathering along the proposed walkways within the quad and recommend further consideration;**
- **Concern with the lack of variation within the green space with respect to pedestrian accessibility to the quad; and**
- **Suggest that the overall context of the warehouse district, enhanced year round use of the space and additional details on the activity, use and programming be further investigated to provide a design which recognizes the diversity and inclusivity of students and staff.**

It is the continued position of the Committee that the project could have benefitted from an informal pre-consultation, which could have more clearly communicated the design evolution of the project.

SECONDED: D. Brown

CARRIED

FOR THE MOTION: J. Mills, C. Holmes, M. Figueira, A. Zepp, D. Brown

AGAINST: W. Sims, T. Antoniuk, S. Kaznacheeva

D. ADDITIONAL ITEMS

None

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts: A. Zepp (Lewis Farms Rec Centre)

Regrets: M. Figueira, J. Mills

F. ADJOURNMENT

The meeting adjourned at 9:56 p.m.

G. NEXT MEETING

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