



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, October 16, 2018**

### DRAFT

#### MEMBERS:

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

#### PRESENT:

W. Sims, Chair  
M. Figueira, Vice-Chair  
A. Zepp, Vice-Chair  
T. Antoniuk  
  
R. Labonte  
S. Kaznacheeva  
J. Mills  
  
B. Nolan  
D. Brown

#### ALSO IN ATTENDANCE:

P. Spearey, City Planning  
C. Louie, Development Services  
H. Luke, Development Services  
S. Lee, City Planning  
A. Sherstone, City Planning

---

#### A.1. CALL TO ORDER

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

#### A.2. ADOPTION OF AGENDA

The October 16, 2018 Edmonton Design Committee meeting agenda was adopted by consensus with the following change:

- Item B.2 101 Tower / BMO Site is a Development Permit application.
- Addition of Item G. December meeting dates.

**A.3. ADOPTION OF MINUTES**

Without objection, the October 2, 2018 Edmonton Design Committee meeting minutes were adopted.

**B. APPLICATIONS**

**B. 1. PROJECT SYNOPSES**

C. Louie provided comments on 101 Tower / BMO Site (DP).

C. Louie provided comments on 9604 101A Avenue (DP).

S. Lee provided comments on Stantec Tower (RZ)

A. Zepp left the meeting due to a conflict.

No comments were provided on the Exhibition Lands project.

A.Sherstone comments on Edmonton Motors (RZ)

A. Zepp left the meeting due to a conflict.

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

**B.2. 101 Tower / BMO Site (Rezoning)**

Jimmy Amichandwala - Der Architects

**B.3. 9604 101A Avenue (Development Permit)**

Robert Maggay - RPK Architects

**- BREAK -**

**B.4. Stantec Tower (Rezoning)**

Yolanda Lew - Stantec

**INFORMAL PRE-CONSULTATIONS (Closed to the Public)**

**B.5. Exhibition lands**

Michelle Ouellette - City of Edmonton

**B.6. Edmonton Motors Site (Rezoning)**

Anna Moir - Stantec

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

**C.1. 101 Tower / BMO Site (Rezoning)**  
Jimmy Amichandwala - Der Architects

MOVED: M. Figueira

Motion of non-support

SECONDED: A. Zepp

It is the opinion of the Committee that this project has not been developed to a level of detailed refinement expected of a development permit submission. Of note:

- The submission is lacking important information - namely, there is no material sample board or site context plan provided (ie. showing the setbacks of the proposed tower from adjacent buildings).
- With respect to materials, the submission lacks information regarding the specific materiality of key facade elements including the podium and tower, soffits and balconies, and roof decks. More information is required, confirming the use of glass panels in the building relative to the new energy code requirements.
- More consideration is needed related to building entrances, and in particular, accommodating hotel vehicular drop-off and loading (eg. lack of drop-off area, porte cochere, etc)
- More consideration is needed of how the building responds to and integrates with proposed designs for Rice Howard Way and 102 Avenue ( in particular the LRT / bike lane), and if changes to the building form and footprint are needed to address these anticipated streetscapes.

**CARRIED**

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

**C.2. 9604 101A Avenue (Development Permit)**  
Robert Maggay - RPK Architects

MOVED: J. Mills

Motion of support

SECONDED: T. Antoniuk

**CARRIED**

FOR THE MOTION: R. Labonte, M. Figueira, W. Sims, T. Antoniuk, S. Kaznacheeva, D. Brown, B. Nolan, J. Mills

**C.2. Stantec Tower (Rezoning)**  
Yolanda Lew - Stantec

A.Zepp left the meeting due to a conflict.

MOVED: M. Figueira

Motion of support with conditions

SECONDED: R. Labonte

While the Committee supports the use of lighting to enhance the architectural features of the building and contribute to the vibrancy of Ice District, the Committee recommends that Applicant work with administration to ensure the amendment:

- Prohibits off premise digital advertising of a commercial nature (ie. on premise and community service announcements as illustrated in the submission package are acceptable), above a level 8.0m above grade
- Establishes a maximum percentage of facade coverage of digital signage on the building, above a level 8.0m above grade

**CARRIED**

FOR THE MOTION: R. Labonte, M. Figueira, W. Sims, T. Antoniuk, S. Kaznacheeva, B. Nolan, J. Mills

AGAINST: D. Brown

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

Regrets: None

Conflicts: M. Figueira (108 Street @ Jasper Avenue)

**E. ADJOURNMENT**

The meeting adjourned at 11:07 p.m.

**F. NEXT MEETING**

Tuesday, November 6 , 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).