



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Wednesday, October 21, 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  
  
M. Figueira  
A. Zepp  
  
S. Kaznacheeva  
D. Brown  
B. Nolan  
W. Sims

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer  
A. McLellan, Urban Form and Corporate Strategic Development, File Planner  
M. Vasquez, Urban Form and Corporate Strategic Development, File Planner

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

J. Mills called the meeting to order at 4:05 p.m.

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

MOTION: B. Nolan

Motion to adopt the October 21, 2020 Agenda.

SECONDED: A.Zepp

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOTION: A.Benoit

Motion to adopt the October 7, 2020 Minutes.

SECONDED: W. Sims

**CARRIED**

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

ABSTAIN: M. Figueira, A. Zepp

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES**

M. Vasquez provided an overview of the Strathearn Heights project. A.Benoit left the meeting due to a conflict with this project.

A.McLellan provided an overview of The Baron project. J. Mills and A.Zepp left the meeting due to conflicts with this project.

K. Bacon provided an overview of the Hat @ Old Strathcona project.

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

**B.1. Strathearn Heights (Rezoning / Formal)**

Adrian Benoit - GEC Architecture

**B.2. The Baron (Rezoning / Formal)**

Sylvia Summers - Stantec

**-BREAK-**

**ADMINISTRATIVE WALK-ON (Closed to the Public)**

**B.3 Hat @ Old Strathcona**

Bruce McKenzie - NORR

## C. COMMITTEE DELIBERATION

### C.1 Hat @ Old Strathcona

Bruce McKenzie - NORR

Motion: W. Sims

Based on the material provided the Committee has determined that no further review is required.

Second: M.Figueira

**CARRIED**

FOR THE MOTION: J.Mills, A. Benoit, M. Figueira, S. Kaznacheeva, B. Nolan, W. Sims, A. Zepp

AGAINST: D. Brown

### C.2. Strathearn Heights (Rezoning / Formal)

Adrian Benoit - GEC Architecture

MOTION: D. Brown

Motion of support with conditions

- **The DC2 provision should include more specificity regarding the proposed heights of buildings, including podium, mid-rise and high-rise/tower forms.**
- **Consider reducing the proposed 850m2 floor plate for the north tower, and reconfiguring the west tower as a high-rise form.**
- **Further exploring and refining the tower top, tower massing, materiality and articulation to reinforce a base / tower / top configuration, contribute to a distinctive skyline profile, and reduce the visual mass of the buildings.**
- **The use of the townhouse is an appropriate typology for the mews context and should be extended further along the linear greenspace to better define this corridor.**
- **Urban design refinements are required to better define and support aspects of urban village and transit plaza, mews and supporting urban realm development (including short-term surface / convenience parking) – both private and public. These refinements should consider and include urban design components that define and nurture neighbourhood identity, support the neighbourhood and local economy, foster frequent and meaningful contact, create an accessible and sustainable urban realm; and promote a sense of comfort and inclusivity.**
- **Stronger commitment to public art is needed throughout the development, in an integrated and thoughtful manner.**

SECONDED: B. Nolan

**CARRIED**

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

**C.2. The Baron (Rezoning / Formal)**

Sylvia Summers - Stantec

MOTION: M. Figueira

Motion of non-support

**The Committee strongly feels that the scale and character of the proposed development does not fit the site or its Whyte Avenue context. The Committee feels the proposed scale and character of the development will erode the essence and character of the Old Strathcona Provincial Historic Area and is inconsistent with PlanWhyte, which acknowledges that “As one of Edmonton’s oldest communities, the built heritage of Old Strathcona is one of its greatest assets”. A more sensitive built form with reduced height and stepbacks may be more appropriate to the circumstances of this site, and should be explored.**

SECONDED: D. Brown

**CARRIED**

FOR THE MOTION: A. Benoit, S. Kaznacheeva, D. Brown, M. Figueira, B. Nolan, W. Sims

**D. ADDITIONAL ITEMS**

There was discussion regarding continuing a previous conversation about informal pre-consultations. M. Figueira also requested that the Committee schedule time to discuss public involvement in Committee meetings.

**ACTION:** Both of these topics to be discussed at the next EDC Subcommittee / Administration Coordination meeting (October 26) and at the next EDC meeting (November 4).

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

Polonia Centrum  
Shaw Conference Centre - J. Mills  
Orange Hub

**F. ADJOURNMENT**

The meeting adjourned at 9:40 p.m.

**G. NEXT MEETING**

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