



## **EDMONTON DESIGN COMMITTEE MINUTES - REVISED**

**Location: via Google Meet**

**Tuesday, June 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  
  
D. Deshpande  
S. Kaznacheeva  
D. Brown  
B. Nolan

### **ALSO IN ATTENDANCE:**

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

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

J. Mills called the meeting to order at 4:00.

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

MOTION: D. Brown

Motion to adopt the June 2, 2020, Agenda.

SECONDED: C. Holmes

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOTION: D. Brown

Motion to adopt the May 19, 2020, Minutes

SECONDED: A. Zepp

**CARRIED**

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

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES**

N.Shah provided the synopsis for the Edmonton South Soccer Centre Project.

C. Louie provided the synopsis for The Fourteen project.  
A.Zepp left the meeting due to a conflict with this project.

A.Sherstone provided the synopsis for the Grandin 4 project.  
A.Zepp, D. Deshpande and M. Figueira left the meeting due to a conflict with this project.

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

**B.2. Edmonton South Soccer Centre (Development Permit - Update)**

Brett Sanderson - mbac

**B.3. The Fourteen (Development Permit)**

Todd Ashton - OCI Architecture

**-BREAK-**

B. Nolan entered the meeting (6:40 p.m.)

**B.4 Grandin 4 (Rezoning)**

Marcelo Figueira - Green Space Alliance

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

Note: the order of deliberations were changed to accommodate Committee Member scheduling requirements.

### C.1 Grandin 4 (Rezoning)

Marcelo Figueira - Green Space Alliance

M. Figueira, D. Deshpande and A. Zepp did not take part in deliberations due to conflicts with this project.

MOTION: A. Benoit

Motion of support with conditions

**The Committee recommends the following:**

- **Revisiting the interface of the ground floor units with the streetscape. Consider design strategies which create a more appropriate semi-public transition (ie. raised patios / stoops) and encourage the use of patio areas by residents. The Committee notes that the Grandin 2 project to the east employs such strategies.**
- **Giving more consideration to the north site boundary and the interface (ie. proposed fencing) with the existing adjacent development.**
- **Revisiting the interior courtyard and the interface / integration with the alley, loading and waste collection area, parkade entrance, amenity space and patios of adjacent ground floor units. The Applicant is encouraged to explore locating the waste collection area within the building (or enclosed structure) to improve the experience of users in the interior courtyard.**
- **Giving more consideration to the current (and future) architectural character of this corridor, and in particular, its form and grain.**
- **Ensuring the above concerns are captured in more specific design regulations within the Direct Control provision - both text and drawing appendices.**

**In addition, the Committee notes that this project demonstrates the need for Administration to develop strategies for corridors within mature neighbourhoods (including 100 Avenue) in order to guide thoughtful urban design decision making.**

SECONDED: C. Holmes

**CARRIED**

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

B. Nolan left (8:18 pm) for the remainder of the Meeting

**C.2 Edmonton South Soccer Centre (Development Permit - Update)**

Brett Sanderson - mbac

MOTION: A. Benoit

Motion of Support.

**The Committee appreciates the opportunity to review the revisions to the proposed design. The Committee supports the second option (ie. integrated south entry).**

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: J. Mills, C. Holmes, A. Benoit, M. Figueira, D. Deshpande, S. Kaznacheeva, A. Zepp

AGAINST: D. Brown

**C.3 The Fourteen (Development Permit)**

Todd Ashton - OCI Architecture

MOTION: A Benoit

Motion of Support with Conditions.

**The Committee recommends the following:**

- **Given that the package lacks references to winter city design, additional consideration should be given to meeting the intent of the City's Winter City design guidelines.**
- **More consideration needs to be given to the development of the plaza / entry areas. Consideration should be given to finishes, fixtures, features, etc., which provide a sense of welcome and gathering, and as appropriate, acknowledge Greek culture.**
- **The south facade requires further treatment to improve what is otherwise a blank wall. In addition, because the west facade may be visible for some time, similar consideration should be given to its treatment as well.**

SECONDED: M. Figueira

**CARRIED**

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

**D. ADDITIONAL ITEMS**

None.

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

Conflicts: M. Figueira, C. Holmes (The Willow)  
J. Mills, C. Holmes, B. Nolan (Station Lands)

**F. ADJOURNMENT**

The meeting adjourned at 9:11 p.m.

**G. NEXT MEETING**

**Tuesday, June 16, 2020 at 4:00 p.m.** via Google Meet.