



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: 2nd Floor Boardroom, 10250 - 101 Street NW**

**Tuesday, May 31, 2016**

**MEMBERS:**

R. Labonte, Chair  
C. Craig, Vice-Chair  
W. Sims, Vice-Chair  
D. Deshpande  
C. Domanski  
S. Kaznacheeva  
G. Renwick

**PRESENT:**

C. Craig, Vice-Chair  
W. Sims, Vice-Chair  
D. Deshpande  
  
S. Kaznacheeva  
G. Renwick

**ALSO IN ATTENDANCE:**

P. Odinga, Sustainable Development, Chief Development Planner  
H. Luke, Sustainable Development, Senior Planner  
D. Ferchoff, Sustainable Development, Planning Technician

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**A.1. CALL TO ORDER**

W. Sims, Vice-Chair, called the meeting to order at 4:09 p.m.

**A.2. ADOPTION OF AGENDA**

MOVED: G. Renwick

That the May 31, 2016, Edmonton Design Committee agenda be adopted with the following additional item:

- W. Sims to Participate in Motions

SECONDED: D. Deshpande

**CARRIED**

FOR THE MOTION: D. Deshpande, S. Kaznacheeva, G. Renwick, W. Sims

**A.3. ADOPTION OF MINUTES**

MOVED: D. Deshpande

That the May 17, 2016, Edmonton Design Committee minutes be adopted.

SECONDED: S. Kaznacheeva

**CARRIED**

FOR THE MOTION: D. Deshpande, S. Kaznacheeva, G. Renwick, W. Sims

C. Craig entered the meeting.

**B. APPLICATIONS:**

**FORMAL PRESENTATIONS**

**B.1. Edmonton Arena District - Block K Exterior Signage  
Dialog - Darrell Halliwell**

P. Odinga presented the comments of the Development Planner.

MOVED: G. Renwick

Motion of non-support

- The proposed signage does not have visual harmony and compatibility with the architectural character and finish of the development, as well as with the design, location, and appearance of the other Signs on the development.
- A comprehensive signage plan is required that shows appropriate integration of the entire signage package.

The Edmonton Design Committee would advise that future presentations of signage packages are complete and comprehensive for the entire facade.

SECONDED: C. Craig

**CARRIED**

FOR THE MOTION: C. Craig, D. Deshpande, G. Renwick, W. Sims  
OPPOSED: S. Kaznacheeva

**B.2. TELUS World of Science Aurora Expansion**

(Development Permit Application #187562228-002)

Dialog - Donna Clare

11211 - 142 Street NW

Site legally described as:

Quadrant SW + SE, Section 12, Township 53, Range 25

H. Luke presented the comments of the Development Planner.

MOVED: G. Renwick

Motion of support with conditions. Administrative walk-on required.

- Provide the following:
  - An exterior lighting plan with specifications demonstrating a safe, lit environment. Include a night rendering of the lit facade(s)
  - A comprehensive signage package
  - Adequate bicycle parking spaces
  - A detailed landscape plan including a stormwater plan
  - Detailed material application showing a final detailed panel pattern on the exterior elevations of the Arctic Gallery that shows the level of reflectivity of chosen panel types. Using the existing material samples submitted, define location and percentage of galvanized panelling on each facade.

SECONDED: W. Sims

**CARRIED**

FOR THE MOTION: C. Craig, D. Deshpande, S. Kaznacheeva, G. Renwick, W. Sims

**B.3. Queen Mary Park Townhouse (Rezoning Application LDA16-0028)**

Beljan Development - Chris Dulaba

10903 - 115 Street NW

Site legally described as:

Lot 27, Block 13, Plan 2109HW

P. Odinga presented the comments of the Development Planner.

MOVED: C. Craig

Motion of non-support

The submission is inadequate and lacks detail. Provide the following:

- DC2 Zoning Text and appendices that reflect the Principles of Urban Design proposed for the project as detailed on page 2 of the submission

- Retention and protection of public boulevard trees

In the event of a resubmission, the Committee requires that the proponent demonstrate that this development fits within the context of the immediate neighbourhood.

SECONDED: S. Kaznacheeva

**CARRIED**

FOR THE MOTION: C. Craig, S. Kaznacheeva, G. Renwick, W. Sims

OPPOSED: D. Deshpande

H. Luke left the meeting.

**PRE-CONSULTATION PRESENTATION (Closed to the Public)**

- B.4. Bridgeway 2** (Development Permit Application #189323110-001)  
Tim Haak Consulting Inc. - Tim Haak  
9521 - 103A Avenue NW  
Site legally described as:  
Lot 18A, Block 9, Plan 1524883

Presentation made.

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

- B.5. River Valley Mechanized Access** (Development Permit Application #182041886-001)  
Dialog - Donna Clare

P. Odinga presented the Administrative Walk-On submission. The submission was accepted with the understanding that Administration will work with the applicant to meet the following:

- the sharp edge of one bench design
- loading capacity of the structure with regard to the number of people

- B.6. Alex Decoteau Park** (Development Permit Application #184603279-001)  
City of Edmonton - Martina Gardiner  
10204 - 105 Street NW  
Site legally described as:  
Lots 178 - 182, Block 5, Plan B2

P. Odinga presented the Administrative Walk-On submission.

MOVED: C. Craig

As determined by the Edmonton Design Committee at the meeting on May 31, 2016, there are still items that need clarification and/or further resolution in addition to the letter of support dated March 17, 2016.

The following subject points are itemized as per the memorandum dated May 24, 2016, from Martina Gardiner, Acting Director, Facility and Landscape Infrastructure, Integrated Infrastructure Services, City of Edmonton.

Item 1

- With regards to the CPTED report, no responses to the recommendations made in the report have been received for review by the Edmonton Design Committee.
- The art space area is an enclosed entrapment area due to the layout of the fencing, planting beds, light standard, and furniture rendering it unsafe.

Item 2

- Selected trees are low headed, small trees which will not meet CPTED requirements for decades.

Item 3

- There should be variety in ultimate height and size of trees.
- Ensure that each tree has a minimum of 20 cubic metres of soil for the viability of the trees.
- Provide a detailed landscape plan and planting details. Show trees at their mature canopy on the plan.
- Provide dimensions of width of planting beds and confirm appropriate soil volumes have been provided.
- In the planting plans, previous discussions had indicated that this would be a highly diversified selection of perennials and shrubs. This is now not the case and requires attention.

Item 4

- A more detailed, larger scale hard surfacing plan is required, including all construction requirements such as saw cuts, locations/dimensions. Consider City standards for maximum distances between saw cuts, etc.

Item 6

- Site furnishing package is not integrated and comprehensive and does not meet the design quality and concept initially presented. Consideration must be given for how people use groupings of seatings and how these will be maintained.
- Provide light fixture and standard specifications.

Item 7

- The rationalization has not been provided for the lighting placement. Lighting continues to provide overall coverage and is not related to the design of the specific functions of the park programming.

Item 8

- The southeast corner is currently broken up into a series of low headed, tree lined, linear spaces which do not allow for a variety of community functions or gatherings. The linear concrete bands and planting pattern imply to the public that pedestrian circulation should be moving along them, however, they are broken up with pieces of turf that will not survive the pedestrian traffic.

Item 9

- Provide a detailed signage plan including size, location, orientation, park name, etc.

SECONDED: G. Renwick

**CARRIED**

FOR THE MOTION: C. Craig, D. Deshpande, S. Kaznacheeva, G. Renwick, W. Sims

**C. REPORT ON PROGRESS FROM SUBCOMMITTEES**

**D. ISSUES FROM THE ADMINISTRATION**

**E. ADDITIONAL ITEMS**

**E.1. W. SIMS TO PARTICIPATE IN MOTIONS**

MOVED: W. Sims

Motion to allow W. Sims, Acting Chair, to participate in seconding motions on May 31, 2016, due to having only 5 members present.

SECONDED: G. Renwick

**CARRIED**

FOR THE MOTION: C. Craig, D. Deshpande, S. Kaznacheeva, G. Renwick, W. Sims

**F. UPCOMING APPLICATIONS**

**JUNE 7, 2016**

**PRE-CONSULTATION PRESENTATION (Closed to the Public)**

**Grand Villa Casino Edmonton Exterior Signage**  
Halverson Project Management Ltd. - Glen Halverson

**FORMAL PRESENTATIONS**

**Edmonton Tower - Exterior Signage**  
DDB Canada - Jordan Mair

**Mixed Use Building** (Development Permit Application #187262874-001)  
Span Architecture - Songlin Pan  
10905 - 98 Street NW  
Site legally described as:  
Lot 29, Block 18, Plan NA

**University 109** (Development Permit Application #184079601-001)  
BM Homes Ltd. - William Yin  
10916 University Avenue NW  
Site legally described as:  
Lot 5, Block 139, Plan I23

**G. ADJOURNMENT**

**H. NEXT MEETING**

Tuesday, June 7, 2016 at 4:00 p.m. located in the Heritage Room, City Hall.

**G. ADJOURNMENT**

The meeting adjourned at 10:30 p.m.