



EDMONTON DESIGN COMMITTEE MINUTES

Location: Heritage Room, City Hall

Tuesday, February 2, 2016

MEMBERS:

C. Domanski, Chair
R. Labonte, Vice-Chair
A. Pantelimon, Vice-Chair
C. Craig
M. Nebozuk
K. Pacheco
G. Renwick
W. Sims
P. Spearey

PRESENT:

C. Domanski, Chair

C. Craig
M. Nebozuk
K. Pacheco

W. Sims

ALSO IN ATTENDANCE:

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

A.1. CALL TO ORDER

C. Domanski called the meeting to order at 4:09 p.m.

A.2. ADOPTION OF AGENDA

MOVED: C. Craig

That the February 2, 2016, Edmonton Design Committee agenda be adopted.

SECONDED: M. Nebozuk

FOR THE MOTION: C. Domanski, C. Craig, M. Nebozuk, K. Pacheco, W. Sims

CARRIED

A.3. ADOPTION OF MINUTES

MOVED: W. Sims

That the January 19, 2016, Edmonton Design Committee meeting minutes be adopted.

SECONDED: M. Nebozuk

CARRIED

FOR THE MOTION: C. Domanski, C. Craig, M. Nebozuk, K. Pacheco, W. Sims

B. APPLICATIONS:

FORMAL PRESENTATIONS

B.1. Devonshire 10135 - 118 Street (Rezoning Application LDA15-0552)

IBI Group - Blaydon Dibben

10135 - 118 Street NW

Site legally described as:

Lots 29 and 30, Block 17, Plan 7261AB

P. Odinga presented the comments of the Development Planner.

MOVED: C. Craig

Motion of support with conditions

- Provide visitor bicycle parking
- Provide additional secured bike storage to compensate residents for the reduced number of parking stalls provided relative to TOD requirements
- Provide Stepback regulations in the DC Text that reflects the drawings as represented in the appendices
- Provide regulations incorporating defensible space principles for the ground floor residential units
- If removed, replacement of street (boulevard) trees is required
- Screen outdoor mechanical equipment
- Provide regulations for signage and lighting that will not negatively impact adjacent properties

SECONDED: M. Nebozuk

CARRIED

FOR THE MOTION: C. Domanski, C. Craig, M. Nebozuk, W. Sims

OPPOSED: K. Pacheco

B.2. Canadian National Institute for the Blind Redevelopment

(Rezoning Application LDA15-0165)

Stantec - Nancy MacDonald

12010 Jasper Avenue NW

Site legally described as:

Lots 1 - 4, Block 20, Plan 4423AJ

P. Odinga presented the comments of the Development Planner.

MOVED: K. Pacheco

Motion of support with conditions, administrative walk-on required

- Require Public Amenity Space
- Clearly define the public amenity contributions which may include: sustainability targets, educational programming, enhanced landscaping and other amenities within the public realm
- The Committee recommends a slimmer point tower with a Floor Plate in the range of 700 – 750 square meters, a taller tower could be supported
- Establish a public art contribution amount that is appropriate to the scale of this development
- Clearly define “Structural Art” and the role of the artist

SECONDED: C. Craig

CARRIED

FOR THE MOTION: C. Domanski, C. Craig, M. Nebozuk, K. Pacheco, W. Sims

B.3. 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

P. Odinga presented the comments of the Development Planner.

MOVED: M. Nebozuk

Motion of non-support

- The Committee is not able to recommend support due to the over development of the site and in the context of block

SECONDED: K. Pacheco

CARRIED

FOR THE MOTION: C. Domanski, C. Craig, M. Nebozuk, K. Pacheco, W. Sims

PRE-CONSULTATION PRESENTATION (Closed to the Public)

B.4. The Max Building
Royal Construction Group Ltd. - Ahmad Hussein
10736 - 116 Street NW
Site legally described as:
Lot 335, Block 16, Plan 4423AJ

Presentation made.

C. REPORT ON PROGRESS FROM SUBCOMMITTEES

D. ISSUES FROM THE ADMINISTRATION

E. ADDITIONAL ITEMS

F. UPCOMING APPLICATIONS

FORMAL PRESENTATIONS

Blind Enthusiasm Warehouse (Development Permit Application #183033463-001)

Group2 - Anneliese Fris

9917 - 78 Avenue NW

Site legally described as:

Lot 9A, Block 22, Plan 1524650

Comfort Inn and Suites (Development Permit Application #178464619-001)

Kumar Architecture - Michal Lomaszkiewicz

10412 63 Avenue NW

Site legally described as:

Lots 9 and 12, Block 34, Plan 4976KS

Capilano Library

City of Edmonton - Carol Belanger

G. ADJOURNMENT

The meeting adjourned at 8:25 p.m.

H. NEXT MEETING

Tuesday, February 9, 2016, start time 4:00 p.m., located in the 2nd Floor Knowledge Centre, 10250 – 101 Street NW.