



EDMONTON DESIGN COMMITTEE MINUTES

Location: Heritage Room, City Hall

Tuesday, March 15, 2016

MEMBERS:

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

PRESENT:

C. Domanski, Chair
R. Labonte, Vice-Chair
A. Pantelimon, Vice-Chair
C. Craig
M. Nebozuk

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 4:05 p.m.

A.2. ADOPTION OF AGENDA

MOVED: A. Pantelimon

That the March 15, 2016, Edmonton Design Committee agenda be adopted with the following additional item:

- Work Plan Update

SECONDED: C. Craig

CARRIED

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

A.3. ADOPTION OF MINUTES

MOVED: C. Craig

That the March 1, 2016, Edmonton Design Committee agenda be adopted.

SECONDED: W. Sims

CARRIED

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

B. APPLICATIONS:

FORMAL PRESENTATIONS

B.1. 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

R. Labonte entered the meeting.

P. Odinga presented the comments of the Development Planner.

MOVED: A. Pantelimon

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

- A Crime Prevention Through Environmental Design (CPTED) report is required.
- Provide clear views from the green space into the dog park area and the adjacent community garden area.
- Provide a complete detailed landscape planting plan.
- Provide a complete detailed hard surfacing plan that calls up the materials, surface treatment, pattern, and colour.
- Widen the planting area on the north edge to provide more room for the rocket junipers and pedestrian circulation.
- Provide final details of all site furnishings and lighting.
- Provide rationalization for the design intent of the lighting placement. The lighting design should reflect the overall concept of the site. The current lighting layout is purely for site coverage and does not relate to the functions of the park programming.
- The open green space in the southeast corner (number 6) should include greater functionality such as benches and litter reciprocals so that it becomes something more than just a circulation space.
- Provide a detailed signage plan for the site.

SECONDED: M. Nebozuk

CARRIED

FOR THE MOTION: C. Domanski, R. Labonte, M. Nebozuk, A. Pantelimon

OPPOSED: C. Craig, W. Sims

B.2. Nature's Wild Backyard (Development Permit Application #188445095-002)
City of Edmonton - Carol Belanger

H. Luke presented the comments of the Development Planner.

MOVED: R. Labonte

Motion of support

SECONDED: A. Pantelimon

CARRIED

FOR THE MOTION: C. Domanski, C. Craig, R. Labonte, M. Nebozuk, A. Pantelimon, W. Sims

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

B.4. Muttart Public Space Design
Stantec – Om Joshi

Presentation made.

B.5. Ice District BG (Tower and Podium)
Dialog - Darrell Halliwell

Presentation made.

FORMAL PRESENTATION

B.3. 7-Eleven
exp - Alex Kolsteren
10652 - 109 Street NW
Site legally described as:
Lot 299, Block 9, Plan 7620578

P. Odinga presented the comments of the Development Planner.

MOVED: R. Labonte

Motion to table

- The presentation did not include the required Crime Prevention Through Environmental Design (CPTED) report, Comprehensive Sign Design Plan, exterior lighting plan, Sun Shadow Impact Study, and exterior cladding material board.
- In addition to these omissions, the following issues need to be addressed:
 - The building should address the street edge, enhancing the pedestrian experience along 107 Avenue and 109 Street, and therefore, the building should be relocated to the north east corner of the site. A revised floor plan should allow for glazing on more than one façade.

- The building as it is currently sited creates a visual barrier to the adjacent apartment building to the immediate south. The blank south wall and inadequate landscaping along the south edge of the property exacerbates the negative impact of this condition.
- The building design, detail, materiality, and esthetic should enhance the streetscape and represent the evolving neighbourhood condition of Queen Mary Park. Greater variation in the façade is required, including articulation of the façade.
- Provide a landscape plan showing the existing and proposed landscape planting, including boulevard planting. Provide rationale for removal of any existing plant material.

SECONDED: W. Sims

CARRIED

FOR THE MOTION: C. Domanski, C. Craig, R. Labonte, M. Nebozuk, A. Pantelimon, W. Sims

C. REPORT ON PROGRESS FROM SUBCOMMITTEES

D. ISSUES FROM THE ADMINISTRATION

E. ADDITIONAL ITEMS

E.1. WORK PLAN UPDATE

P. Odinga updated the committee regarding the status of the Work Plan. An additional meeting will occur on April 12, 2016, to finalise the Work Plan.

F. UPCOMING APPLICATIONS

APRIL 5, 2016

ADMINISTRATIVE WALK-ON PRESENTATION (Closed to the Public)

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

FORMAL PRESENTATIONS

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

Milner Library

City of Edmonton – Carol Belanger

Artists Quarters

Kasian Architecture - Mike Johnson
96 Street and 102A Avenue

G. ADJOURNMENT

The meeting adjourned at 9:08 p.m.

H. NEXT MEETING

Tuesday, April 5, 2016, start time 4:00 p.m., located in the Heritage Room, City Hall.