



EDMONTON DESIGN COMMITTEE MINUTES

Location: Heritage Room, City Hall

Tuesday, February 7, 2017

MEMBERS:

R. Labonte, Chair
C. Craig, Vice-Chair
W. Sims, Vice-Chair
F. Cavaliere
D. Deshpande
C. Domanski
M. Figueira
S. Kaznacheeva
H. Mapstone
G. Renwick
A. Rowe

PRESENT:

R. Labonte, Chair
C. Craig, Vice-Chair
W. Sims, Vice-Chair
F. Cavaliere
D. Deshpande
C. Domanski
M. Figueira
S. Kaznacheeva
H. Mapstone
G. Renwick
A. Rowe

ALSO IN ATTENDANCE:

D. Kinnee, Sustainable Development, Co-Op Planning Student
V. Gunderson, Manager, Civic Agency Governance
P. Spearey, Sustainable Development, Lead Urban Designer

A.1. CALL TO ORDER

R. Labonte called the meeting to order at 4:05 p.m.

A.2. ADOPTION OF AGENDA

MOVED: F. Cavaliere

That the February 7, 2017, Edmonton Design Committee agenda be adopted with the following additional item:

- Discussion of an additional meeting on March 14, 2017

SECONDED: W. Sims

CARRIED

FOR THE MOTION: F. Cavaliere, C. Craig, D. Deshpande, C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, H. Mapstone, G. Renwick, A. Rowe, W. Sims

A.3. ADOPTION OF MINUTES

Without objection, the January 24, 2017, Edmonton Design Committee minutes were adopted.

B. ADDITIONAL ITEMS:

B.1. Review of Agencies, Boards, Committees and Commission

Presentation by Vickie Gunderson, Manager, Civic Agency Governance

V. Gunderson entered the meeting.

Presentation made.

V. Gunderson left the meeting.

B.2. Discussion of an additional meeting on March 14, 2017

Discussion took place regarding the need for an additional meeting on March 14, 2017. An additional meeting was added without objection. Electronic voting will occur on February 8, 2017 to ensure quorum.

C. APPLICATIONS

February 7, 2017

FORMAL PRESENTATIONS

C.1. Polish Heritage Society of Edmonton Seniors Housing

RPK Architects - Jan Pierzchajlo

10911 - 105 Street NW

Site legally described as:

Lot 6, Block 4D, Plan 9826358

P. Speary read the comments of the Development Planner.

MOVED: D. Deshpande

MOTION OF: Support

SECONDED: C. Domanski

NOT CARRIED

FOR THE MOTION: F. Cavaliere, C. Domanski, D. Deshpande, H. Mapstone

OPPOSED: C. Craig, S. Kaznacheeva, R. Labonte, M. Figueira, G. Renwick, A. Rowe, W. Sims

MOVED: M. Figueira

MOTION TO: Table

There are still items that need clarification and/or further resolution relative to the letter of non-support dated November 30, 2016. From that letter, the committee provided the following comment: “The articulation of the ground floor facades do not create enough architectural interest and variation in comparison to the upper levels. Issues around privacy, outdoor amenity space, and perceived security are not addressed in the present design.”

While the applicant provided a response to the comment above, it was an incomplete response. A complete package of building elevations illustrating the proposed changes were not provided and therefore the committee was unable to complete their review.

The committee requests that the applicant provide the following:

- Full elevations of all facades (with annotated materials and colour) are required to understand and assess the implications of the changes presented
- Provide the required and updated site plan and building plans

SECONDED: G. Renwick

CARRIED

FOR THE MOTION: F. Cavaliere, C. Craig, D. Deshpande, C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, H. Mapstone, G. Renwick, A. Rowe, W. Sims

C.2. Students’ Association of MacEwan University (SAMU) Building
Stantec - Leo Lejeune and Frederic Brisson

F. Cavaliere and H. Mapstone left the meeting due to a conflict of interest with item C.2.

P. Speary read the comments of the Development Planner.

MOVED: D. Deshpande

MOTION OF: Support with conditions (administrative walk-on)

- Provide more direct access for all levels of accessibility on the corner of 109th Street and 104th Avenue to the south entrance
- Include a comprehensive signage package

SECONDED: G. Renwick

CARRIED

FOR THE MOTION: C. Craig, D. Deshpande, C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, G. Renwick, A. Rowe, W. Sims

ADMINISTRATIVE WALK-ON PRESENTATIONS (Closed to the Public)

- C.3. 7- Eleven** (Development Permit Application #183597402-002)
exp Services Ltd. - Michael Hayek
10909 - 107 Avenue NW
Site legally described as:
Lot 299, Block 9, Plan 7620578

P. Speary presented the project materials.

The Administrative Walk-On was accepted without objection.

- C.4. The Max Building** (Development Permit Application #163404699-003)
Royal Construction Group Ltd. - Ahmad Hussein
10736 - 116 Street NW
Site legally described as:
Lot 335, Block 16, Plan 4423AJ

P. Speary presented the project materials.

The Administrative Walk-On was accepted without objection.

D. UPCOMING APPLICATIONS

February 21, 2017

FORMAL PRESENTATIONS

109 Garneau
Hodgson Schilf Evans Architects - Ian Evans
8404 - 109 Street NW

Site legally described as:
Lots E and F, Block 145, Plan 782AT

Brass III (Development Permit Application)
IBI Group - Cathryn Chopko Beck and Brass III - Richard Banasch
9909, 9913, 9917, 9921, 9925 - 80 Avenue NW,
Sites legally described as:
Lots 8 - 12, Block 40, Plan I17

Whyte Ave Condos
Hartwig Architecture - Wesley Sims
9660 Whyte Avenue NW
Site legally described as:
Lots 1-3, Block 16, Plan 4575S

E. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

F. NEXT MEETING

Tuesday, February 21, 2017 at 4:00 p.m. located in the Heritage Room, City Hall.