



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 365, Edmonton Tower

Tuesday, March 21, 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:

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

ALSO IN ATTENDANCE:

D. Kinnee, Sustainable Development, Planning Co-Op Student
P. Spearey, Sustainable Development, Lead Urban Designer
A. Wen, Sustainable Development, Senior Planner

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:12 p.m.

A.2. ADOPTION OF AGENDA

MOVED: M. Figueira

That the March 21, 2017, Edmonton Design Committee agenda be adopted.

SECONDED: C. Craig

CARRIED

FOR THE MOTION: C. Craig, D. Deshpande, M. Figueira, S. Kaznacheeva, A. Rowe, W. Sims

A.3. ADOPTION OF MINUTES

MOVED: C. Craig

That the March 14, 2017, Edmonton Design Committee minutes be adopted.

SECONDED: D. Deshpande

CARRIED

FOR THE MOTION: C. Craig, D. Deshpande, M. Figueira, S. Kaznacheeva, A. Rowe, W. Sims

B. APPLICATIONS

March 21, 2017

FORMAL PRESENTATIONS

B.1. Oliver – Grandin Tower Rezoning

Stantec - Om Joshi

9918 & 9922 - 111 Street NW

Sites legally described as:

Lots 62 and 63, Block 11, Plan NB

P. Spearey read the comments of the Development Planner.

MOVED: M. Figueira

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

- Create defensible space and grade separation for the townhouses
- Consider additional landscaping on the north side
- Provide a more appropriate residential articulation of townhouse facades
- Provide clarity of setbacks and confirm that drawing appendices adhere to the setbacks outlined in the text
- Provide more appropriate urban landscaped space along the 111th Street frontage, consider hardscaping as opposed to artificial turf
- Identify potential off-site improvements as a part of density bonusing in DC zoning
- Consider the scale of the entrance lobby in relation to the townhouse volumes and adjacent neighbor to the south to strengthen the podium presence/scale as a uniform two story element
- Maintain transparency of balconies in order to reduce apparent massing of the overall structure

SECONDED: A. Rowe

CARRIED

FOR THE MOTION: C. Craig, D. Deshpande, M. Figueira, S. Kaznacheeva, A. Rowe, W. Sims

C. Domanski, H. Mapstone, and G. Renwick entered the meeting.

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

B.2. Aoki

Newstudio Architecture Inc. - Carolyn Keeley
10315 - 120 Street NW
Site legally described as:
Lot 53, Block 19, Plan 443AJ

P. Spearey read the comments of the Development Planner.

Presentation made.

B.3. Stables at Mayfair

Manasc Isaac - Rita Melo Reuss
10008 - 109 Street NW
Site legally described as:
Lot 58A, Block 9, Plan 7540AH

P. Spearey read the comments of the Development Planner.

Presentation made.

B.4. Light Horse Park Development

IBI Group - Mark Nolan
8513 - 104 Street NW
Site legally described as:
Lots 10 - 14, Block 97, Plan I

P. Spearey read the comments of the Development Planner.

Presentation made.

FORMAL PRESENTATIONS

B.5. Hope Mission Temporary Shelter

Brian Allsopp Architect Ltd. - Brian Allsopp and Aleksandra Burzynska
10014 - 105A Avenue NW
Site legally described as:
Lot 141, Plan EF

P. Spearey read the comments of the Development Planner.

MOVED: C. Domanski

MOTION OF: Support with conditions:

- Confirm that the chosen species of trees on the rooftop garden and the amount of soil are conducive to long term survival
- The maintenance of the trees, including watering and drainage of the containers, needs to be addressed

SECONDED: G. Renwick

CARRIED

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

B.6. McDougall 4-Plex

Serene Developments Corporation - Parmeet Roopra

10614 - 110 Avenue NW

Site legally described as:

Lot 283, Block 6, Plan 7540AH

P. Spearey read the comments of the Development Planner.

MOVED: M. Figueira

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

- Provide entrance/active frontage along 107th street frontage
- Provide greater articulation on all facades
- Provide updated and final materials board which considers a range of higher quality cladding materials (e.g. fibre cement siding)
- Consider front porches on the main entrances of the units
- Explore to the satisfaction of the Edmonton Design Committee ultimate parking scenarios that eliminate or greatly reduce access from 110th Avenue

SECONDED: A. Rowe

CARRIED

FOR THE MOTION: C. Craig, C. Domanski, M. Figueira, S. Kaznacheeva, H. Mapstone, G. Renwick, A. Rowe,

OPPOSED: D. Deshpande, W. Sims

C. ADDITIONAL ITEMS

D. UPCOMING APPLICATIONS

April 4, 2017

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

Rice Howard Way Design Concept

Dialog - Jill Robertson

99 Street and 89 Avenue Redevelopment

Dialog - Belinda Morale Smith

8904 & 8920 - 99 Street NW and 9922, 9924, 9926 - 89 Avenue NW

Sites legally described as:

Lots 1 - 5 & 26 - 28, Block 122, Plan RN27

FORMAL PRESENTATIONS

1538 Mill Creek Condo (Development Permit and Rezoning Application)

Newstudio Architecture Inc. - Carolyn Keeley

8301 - 99 Street NW

Sites legally described as:

Lots 1 & 2, Block 75, Plan I8

Oliver Exchange

Hodgson Schilf Evans Architects Inc. - Ian Evans

12019A - 102 Avenue NW

Lots 16 & 17, Block 20, Plan 4423AJ

New Stand-Alone 7-Eleven

efg Architects Inc. - Ed Gooch

6545 - 99 Street NW

Site legally described as:

Lot 2, Block 29, Plan 1198KS

ADMINISTRATIVE WALK-ON PRESENTATIONS (Closed to the Public)

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

E. ADJOURNMENT

The meeting adjourned at 10:08 p.m.

F. NEXT MEETING

Tuesday, April 4, 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).