



EDMONTON DESIGN COMMITTEE MINUTES

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

Tuesday, November 29, 2016

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

C. Domanski
M. Figueira
S. Kaznacheeva
H. Mapstone
G. Renwick
A. Rowe

ALSO IN ATTENDANCE:

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

A.1. CALL TO ORDER

R. Labonte called the meeting to order at 4:03 p.m.

A.2. ADOPTION OF AGENDA

Without objection, the November 29, 2016, Edmonton Design Committee agenda was adopted.

A.3. ADOPTION OF MINUTES

Without objection, the November 15, 2016, Edmonton Design Committee minutes were adopted.

B. APPLICATIONS:

FORMAL PRESENTATIONS

B.1. Shoppers Drug Mart Edmonton City Centre
(Development Permit Application #234866621-001)
Stantec - Frederic Brisson

H. Mapstone left the meeting due to a conflict of interest.

P. Speary read the comments of the Development Planner.

Moved: C. Domanski

Motion of support with conditions (administrative walk on required):

- Provide comprehensive signage plan with size, locations, materials, and lighting
- Ensure film on facade glazing is consistent with renderings presented and does not include lifestyle imagery or advertising
- Clarify amount (percentage) of transparency of tinted films in lieu of clear glazing
- Provide evening rendering demonstrating lighting strategy for both facades
- Clarify exterior floor finishes and soffit materials at entrance corner

Seconded: G. Renwick

CARRIED

For the Motion: F. Cavaliere, C. Craig, C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, G. Renwick, W. Sims

H. Mapstone and A. Rowe entered the meeting.

B.2. 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: M. Figueira

Motion of non support for the following reasons:

- The committee observes that the density, site coverage, and location of the proposed building (i.e. setbacks) is setting a precedent for an overdevelopment of the remainder of the site
- The existing landscape plan should be updated to reflect the current architectural proposal and existing context. The landscape should not be taken verbatim from the DC document
- 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
- The committee recommends the removal of the public pedestrian path along the western edge of the property as it is of questionable benefit to both the residents and the public. There is already a strong pedestrian link on the eastern edge of the site
- If a public pedestrian path is required on the western side of the building, the yard should be increased to allow for better pedestrian access through the site and defensible space (i.e. patio space) for residents

Seconded: G. Renwick

CARRIED

For the Motion: F. Cavaliere, C. Craig, C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, H. Mapstone, G. Renwick, A. Rowe, W. Sims

B.3. FCE Properties - Campus and Residence (Rezoning Application LDA15-0120)

Dub Architects - Bobby Harris
 10531 and 10541 - 106 Street NW
 Sites legally described as:
 Lot 199 - 201, Block 5, Plan B3

P. Speary read the comments of the Development Planner.

Moved: C. Craig

Motion to table for the following reasons:

There are items that need clarification and/or further resolution. The Committee recommends that the applicant works with City Administration to revise the text to match the appendices.

Seconded: A. Rowe

CARRIED

For the Motion: F. Cavaliere, C. Craig, C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, H. Mapstone, G. Renwick, A. Rowe, W. Sims

ADMINISTRATIVE WALK-ON PRESENTATION (Closed to the Public)

- B.4. Raymond Block** (Development Permit Application #184079601-001)
Dialog – Donna Clare and Michael Rivest
10455 – 82 Avenue NW
Site legally described as:
Lots 21 and 22, Block 62, Plan I

P. Spearey presented the Administrative Walk-On materials.

The Edmonton Design Committee accepted the submission.

C. ADDITIONAL ITEMS

Brief discussion took place regarding:

- The 61st Street EDC Boundary
- The EDC Workplan
- Potential administration drop-in sessions

D. UPCOMING APPLICATIONS

December 6, 2016

FORMAL PRESENTATION

South Park (Rezoning Application LDA15-0648)
Stantec - Nancy MacDonald

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

101 Avenue Corridor Study
City of Edmonton - Kirstin Pacheco

Chinatown Urban Interface Plan
City of Edmonton - Claudia Wong-Rusnak

Winspear Expansion Project Rezoning
Stantec - Nancy MacDonald and Yolanda Lew

Winspear Expansion Project Development Permit
Stantec - Nancy MacDonald and Yolanda Lew

ADMINISTRATIVE WALK-ON PRESENTATIONS (Closed to the Public)

Faber Inc. Headquarters

Kennedy - Damir Blazeka

5807 – 104 Street NW

Site legally described as:

Lots 6 - 8, Block 85, Plan 5740 AI

Wayfinding Project

City of Edmonton - Ian Hosler, Julie Cournoyer, Duncan Fraser

E. ADJOURNMENT

The meeting adjourned at 8:52 p.m.

F. NEXT MEETING

Tuesday, December 6, 2016 at 4:00 p.m. located in the Heritage Room, City Hall.