



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, June 20, 2017**

### **MEMBERS:**

R. Labonte, Chair  
C. Craig, Vice-Chair  
W. Sims, Vice-Chair  
T. Antoniuk  
F. Cavaliere  
D. Deshpande  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
A. Rowe  
A. Zepp

### **PRESENT:**

R. Labonte, Chair  
C. Craig, Vice-Chair  
W. Sims, Vice-Chair  
  
F. Cavaliere  
  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
A. Rowe  
A. Zepp

### **ALSO IN ATTENDANCE:**

P. Spearey, Sustainable Development, Lead Urban Designer

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### **A.1. CALL TO ORDER**

R. Labonte called the meeting to order at 4:08 p.m.

### **A.2. ADOPTION OF AGENDA**

Without objection, the June 20, 2017 Edmonton Design Committee agenda was adopted.

### **A.3. ADOPTION OF MINUTES**

Without objection, the June 13, 2017 Edmonton Design Committee meeting minutes were adopted.

## **B. APPLICATIONS**

### **FORMAL PRESENTATIONS**

**B.1. Co-Located Dispatch + Emergency Centre (DP Application)**  
City of Edmonton — Carol Belanger

P. Spearey read the comments of the Development Planner.

MOVED: W. Sims

Motion of support with conditions requiring Administrative walk-on.

- More detail is required on the public art component of the project, including the proposed concept, location(s), materiality and application of public art elements.
- Demonstrate better demarcation (eg. marked crosswalks) of pedestrian circulation through the parking lot.

SECONDED: S. Kaznacheeva

**CARRIED**

FOR THE MOTION: C. Craig, A. Zepp, H. Mapstone, R. Labonte, M. Figueira, A. Rowe, S. Kaznacheeva, W. Sims

F. Cavaliere entered the meeting.

**B.2. New Stand-Alone 7-Eleven (Development Permit Application)**  
efg Architects Inc. — Ed Gooch  
6545 - 99 Street NW  
Site legally described as:  
Lot 2, Block 29, Plan 1198KS

P. Spearey read the comments of the Development Planner.

MOVED: C. Craig

Motion of Non-support

- In its current configuration the site is overdeveloped. The required setbacks have not been provided, and the minimum landscape requirement has not been met.

SECONDED: F. Cavaliere

**CARRIED**

FOR THE MOTION: F. Cavaliere, C. Craig, A. Zepp, H. Mapstone, R. Labonte, M. Figueira, A. Rowe, S. Kaznacheeva, W. Sims

**INFORMAL PRESENTATIONS (Closed to the Public)**

- B.3. Peli Manor (Rezoning Application)**  
efg Architects — Ed Gooch  
10906, 10910, and 10916 - 69 Avenue  
Sites legally described as:  
Lots 30, 31, 32, and 33, Block 26, Plan 5718AE)

P. Spearey read the comments of the Development Planner.

**ADMINISTRATIVE WALK-ONS (Closed to the Public)**

F. Cavaliere, A. Zepp and H. Mapstone left the meeting due to a conflict.

- B.4. 20:30 Oliver – Grandin Tower Rezoning**  
Stantec — Om Joshi  
9918 & 9922 - 111 Street NW  
Sites legally described as: Lots 62 and 63, Block 11, Plan NB

Without objection, the Committee has determined the following:

On March 21, 2017, the Edmonton Design Committee recommended support for this application with a number of conditions. Upon receipt of this second Administrative Walk-on submission, dated June 5, 2017, the Committee notes the following conditions have not been sufficiently met:

- Provide a more appropriate residential articulation of townhouse facades
- Identify potential off-site improvements as a part of density bonusing in DC zoning

Further to our correspondence to the Applicant on May 4, 2017, the Committee continues to be very concerned that the proposed tower setbacks along the south property line significantly limits development potential on the adjacent property (in order to provide a 20m or otherwise acceptable tower separation), and furthermore sets a problematic precedent for the development of towers on small parcels in this neighbourhood.

**E. ADJOURNMENT**

The meeting adjourned at 9:12 p.m.

**F. NEXT MEETING**

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