



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, June 6, 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  
  
T. Antoniuk  
F. Cavaliere  
D. Deshpande  
M. Figueira  
S. Kaznacheeva  
  
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 4:05 p.m.

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

Without objection, the June 6, 2017 Edmonton Design Committee agenda was adopted.

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

Without objection, the May 16, 2017 Edmonton Design Committee meeting minutes were adopted.

## **B. APPLICATIONS**

### **FORMAL PRESENTATIONS**

**B.1. Jasper Place Bowl Grandstand Redevelopment**

City of Edmonton - Carol Belanger

P. Spearey read the comments of the Development Planner.

MOVED: F. Cavaliere

Motion of support.

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: C. Craig, S. Kaznacheeva, A. Zepp, R. Labonte, T. Antoniuk, M. Figueira, A. Rowe, D. Deshpande, F. Cavaliere.

S. Kaznacheeva left the meeting.

**B.2. Castle Downs Transit Centre (Development Permit Application)**

City of Edmonton - Nicole Howard

P. Spearey read the comments of the Development Planner.

MOVED: D. Deshpande

Motion of non-support.

While the Committee appreciates the time constraints and budget realities of the project, it was determined that the project, in many ways, does not meet many current City guidelines (eg. TOD Guidelines), accepted best practices (eg. CPTED, space planning) or development procedures (ie. rezoning). The Edmonton Design Committee has the responsibility of reviewing projects in a comprehensive manner which includes building, site and surrounding context. It is evident that this project only focuses on building design, and would have greatly benefitted from both a Pre-Consultation as well as broader representation across City departments and stakeholders. To this end, the Committee recommends that ETS attend subsequent presentations for this and other Transit Centre projects. Specific issues include:

- Safety - there are areas of entrapment, and conflicts between doorways and pedestrian accesses (ie. between windbreakers and heated spaces)
- Poor pedestrian circulation on the platform
- Need for an integrated lighting plan (ie. beyond the building)

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: C. Craig, A. Zepp, R. Labonte, T. Antoniuk, M. Figueira, A. Rowe, D. Deshpande, F. Cavaliere

S. Kaznacheeva returned to the meeting.

**Ice District Plaza and Urban Realm (Development Permit Application)**

Dialog - Dan Wilson

A. Zepp left the meeting due to a conflict.

P. Spearey read the comments of the Development Planner.

MOVED: T. Antoniuk

Motion of support for plaza only. This motion of support does not include gateway markers, custom digital media elements, media towers, outdoor patios, digital signage and wayfinding signage.

SECONDED: F. Cavaliere

FOR THE MOTION: C. Craig, S. Kaznacheeva, R. Labonte, T. Antoniuk, M. Figueira, A. Rowe, D. Deshpande, F. Cavaliere

**PRE-CONSULTATION PRESENTATION (Closed to the Public)**

**B.3. St. John's Site (Rezoning Application)**

Stantec - Om Joshi

10231 - 120 Street

Site legally described as:

Lot 372, Block 19, Plan 0623115

P. Spearey read the comments of the Development Planner.

**ADMINISTRATIVE WALK-ON PRESENTATION (Closed to the public)**

**B.5. Devonshire 10135 - 118 Street (Development Permit Application)**

IBI Group - Blaydon Dibben

10135 - 118 Street NW

Site legally described as:

Lots 29 and 30, Block 17, Plan 7261AB

P. Spearey read the comments of the Development Planner.

By consensus, the Committee recommends that Administration continue to work with the applicant on the following items to the satisfaction of the Development Officer:

- Integrating ground-floor townhouse with the internal circulation of the building; and
- Ensuring rooms with no windows not identified as 'bedrooms'.

**B.5. 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.

By consensus the Committee determined that the following conditions of support have not been met:

- Provide updated and final materials board which considers a range of higher quality cladding materials (e.g. fibre cement siding).
- Explore to the satisfaction of the Edmonton Design Committee ultimate parking scenarios that eliminate or greatly reduce access from 110th Avenue (and illustrated in a revised site plan).

**E. ADJOURNMENT**

The meeting adjourned at 10:50 p.m.

**F. NEXT MEETING**

Tuesday, June 13, 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).