



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, May 16, 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  
  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
A. Rowe

**ALSO IN ATTENDANCE:**

P. Sparey, Sustainable Development, Lead Urban Designer

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**A.1. CALL TO ORDER**

R. Labonte called the meeting to order at 4:00 p.m.

**A.2. ADOPTION OF AGENDA**

MOVED: C. Craig

That the May 16, 2017 Edmonton Design Committee agenda be adopted with the following revisions:

- Adding “C.2. Exterior Alterations”
- Moving items C.1. and C.2. to precede item B.5.

SECONDED: A. Rowe

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

Without objection, the May 2, 2017 Edmonton Design Committee meeting minutes were adopted.

### **B. APPLICATIONS**

#### **FORMAL PRESENTATIONS**

#### **B.1. Church Street Special Character Area Rezoning**

City of Edmonton - David Holdsworth and Scott Ashe

P. Spearey read the comments of the Development Planner.

MOVED: C. Craig

Motion of non-support

SECONDED: M. Figuiera

The recognition, preservation and potential repurposing of churches to retain key focal points along the street is to be applauded; however, this is not a city building document and is at odds with higher level planning documents that envision a higher density, walkable, mixed use and vibrant central core.

- The document does not clearly communicate the benefits of the DC 1 to the larger area; ie. reducing density compared to existing zoning.
- The limitations of existing infrastructure, while to be considered, should not dictate the long range vision for the community.
- There needs to be a recognition that zoning has a limited role in preserving the built heritage of the area, and other actions will need to be taken to more fully communicate the unique architectural character and cultural heritage of the community.
- While the document has softened language around certain architectural outcomes related to future development, it is still found to be too prescriptive. Appended images reinforce this prescriptive approach. Emphasis should be placed on embracing a broader view of community and architectural context.
- Council's direction to Administration was to preserve and enhance the special character of Church Street. The document preserves but does not provide clarity on enhancing this character.

#### **CARRIED**

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

W. Sims entered the meeting.

F. Cavaliere left the meeting due to a conflict.

**B.2. Mezzo (Development Permit Application)**

Marshall Tittlemore Architects - Mike Woodland  
10506 to 10516 - 81 Avenue NW  
Sites legally described as:  
Lots 32 - 35, Block 63, Plan I

P. Spearey read the comments of the Development Planner.

MOVED: W. Sims

Motion of support with conditions, requiring Administrative walk-on.

- The documents provided and the presentation made are inconsistent in terms of describing the variation in location, depth, detailing and finishes of balconies. Provide updated documents resolving these inconsistencies.
- Provide an updated night-time rendering of the south facade illustrating the impact of proposed lighting on the massing of the balconies.

SECONDED: T. Antoniuk

**CARRIED**

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

F. Cavaliere re-entered the meeting.

**PRE-CONSULTATION PRESENTATIONS (Closed to the public)**

**B.3. The Corners (Development Permit Application)**

Norr Architects - Christiaan Odinga

P. Spearey read the comments of the Development Planner.

**B.4. Blatchford DESS Energy Centre #1 (Development Permit Application)**

City of Edmonton - Christian Felske

P. Spearey read the comments of the Development Planner.

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

**B.5. 99 Street and 89 Avenue Redevelopment (Rezoning Application LDA 17-0006)**

M. Figueira left the meeting due to a conflict.

P. Spearey read the comments of the Development Planner.

MOVED: C. Craig

The condition to reduce the mass of the building (bullet #3) was not sufficiently met, and the Committee encourages Administration to continue working with the Applicant.

SECONDED: F. Cavaliere

**CARRIED**

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

**B.6. WSP Tower Patio (Development Permit Application)**

F. Cavaliere left the meeting due to a conflict.

MOVED: C. Craig

The conditions of support were not adequately met.

SECONDED: A. Rowe

**CARRIED**

FOR THE MOTION: H, Mapstone, W. Sims, R. Labonte, T. Antoniuk, C. Craig, S. Kaznacheeva, A. Rowe

F. Cavaliere returned to the meeting.

**C. ADDITIONAL ITEMS:**

Additional items were deferred to future meetings due to time.

**D. UPCOMING APPLICATIONS**

**June 6, 2017**

**FORMAL PRESENTATIONS**

**Jasper Place Bowl Grandstand Replacement**  
City of Edmonton - Kristi Olson

**Castle Downs Transit Centre (Development Permit Application)**  
City of Edmonton - Nicole Howard

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

Dialog - Dan Wilson

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

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

Stantec - Om Joshi

10231 - 120 Street

Site legally described as:

Lot 372, Block 19, Plan 0623115

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

**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

**McDougall 4-Plex**

Serene Developments Corporation - Parmeet Roopra

10614 - 110 Avenue NW

Site legally described as:

Lot 283, Block 6, Plan 7540AH

**E. ADJOURNMENT**

The meeting adjourned at 11:01 p.m.

**F. NEXT MEETING**

Tuesday, June 6 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).