



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, September 5, 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  
T. Antoniuk  
F. Cavaliere  
D. Deshpande  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
A. Rowe  
A. Zepp

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
K. Smith, Urban Form and Corporate Strategic Development, Urban Designer  
H. Luke, Urban Form and Corporate Strategic Development, Senior Planner  
L. Anderson, Urban Form and Corporate Strategic Development, Planning Technician

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

R. Labonte called the meeting to order at 4:04 p.m.

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

Without objection, the September 5, 2017 Edmonton Design Committee agenda was adopted.

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

Without objection, the August 15, 2017 Edmonton Design Committee meeting minutes were adopted.

W. Sims and A. Zepp joined the meeting.

**B. APPLICATIONS**

**B.1. Project Synopses**

P. Spearey read the comments of the Development Planner.

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

**B.2. Kihciy Askiy Sacred Earth (Development Permit Application)**

City of Edmonton - Jacquie Dalziel / Carol Belanger

**FORMAL PRESENTATIONS (Open to the Public)**

**B.3. Southtrail Plaza (Development Permit Application)**

KRAHN Group of Companies - Bob Yamamoto

**B.4. Commercial Building, 9851-70 Avenue NW (Development Permit Application)**

River West Homes - Zhimin (William) Yin

**B.5. FCE Building (Rezoning Application)**

Dub Architects - Michael Dub

Site legally described as:

Lots 199, 200 and 201, Block 5, Plan B3

H. Luke left the meeting.

**C. COMMITTEE DELIBERATION (Closed to the Public)**

**C.1. Southtrail Plaza (Development Permit Application)**

KRAHN Group of Companies - Bob Yamamoto

MOVED: F. Cavaliere

Motion of Support with Conditions.

The Committee recommends to Administration that the Applicant:

- Establishes a pedestrian connection to the neighbourhood to the west, aligned with 45 Avenue, via stairs or other means;
- Adjusts the pedestrian connection to Building A (and the location of the building entrance if appropriate) to create a more direct connection to the existing bus stop on Calgary Trail;

- Enhances the north-south pedestrian connections along the front of the proposed buildings, including a more direct connection to the development to the north, and additional landscape amenities and / or architectural features (e.g. colonnade) between Buildings A and B;
- Relocates the proposed Molok receptacles to less visible locations;
- Ensures that public art, as committed to by the Applicant, is considered early in the design process and thoughtfully integrated into proposed open spaces and amenity areas;
- Ensures appropriate circulation and turning movements for delivery and emergency vehicles; and
- Ensures landscape treatments above (i.e. west of) the proposed retaining wall can be appropriately maintained.

SECONDED: D. Deshpande

**CARRIED**

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

**C.2. Commercial Building, 9851-70 Avenue NW (Development Permit Application)**  
River West Homes - Zhimin (William) Yin

MOVED: M. Figueira

Motion of Support with conditions.

The Committee recommends to Administration that the Applicant:

- Relocates proposed bicycle racks to the front landscape area;
- Provides appropriate screening of proposed receptacles;
- Reconfigures the rear parking lot to remove the accessible parking space from the side yard setback;
- Introduces additional glazing into the west facade, immediately adjacent to the neighbouring parking lot; and
- Ensuring that fencing, committed to by the Applicant, is provided along the east property boundary.

SECONDED: F. Cavaliere

**CARRIED**

FOR THE MOTION: R. Labonte, C. Craig, F. Cavaliere, D. Deshpande, M. Figueira, S. Kaznacheeva, H. Mapstone

OPPOSED:

W. Sims, T. Antoniuk, A. Rowe, A. Zepp

**C.3. FCE Building (Rezoning Application)**

Dub Architects - Michael Dub

Site legally described as:

Lots 199, 200 and 201, Block 5, Plan B3

MOVED: C. Craig

Motion of Support with Conditions.

The Committee recommends to Administration that the Applicant:

- Ensures that the main floor setbacks illustrated in Appendix II are accurately reflected in the proposed DC2 text, (Section 4, Development Regulations);
- Reviews and revises Clauses 6.1 and 6.3 to clarify parking provisions;
- Reconsiders providing no parking for apartment housing (6.2);
- Prepares a detailed Wind Impact Study, and revises Clauses 7.9 and 14.2 to clarify this requirement; and
- Removes freestanding on-premise signs as a permitted use (Section 3, Uses); and
- Ensures the correct sign schedule is referenced (Clause 9.1).

SECONDED: M Figueira

**CARRIED**

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

**D. ADJOURNMENT**

The meeting adjourned at 9:50 p.m.

**E. NEXT MEETING**

Tuesday, September 19, 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).