



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 320, Edmonton Tower

Tuesday, April 4, 2017

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

A. Rowe

ALSO IN ATTENDANCE:

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

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:04 p.m.

A.2. ADOPTION OF AGENDA

Without objection, the April 4, 2017 Edmonton Design Committee agenda was adopted.

A.3. ADOPTION OF MINUTES

Without objection, the March 21, 2017 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

April 4, 2017

FORMAL PRESENTATIONS

B.1. 1538 Mill Creek Condo (Development Permit and Rezoning Application)

Newstudio Architecture Inc. - Carolyn Keeley
8301 - 99 Street NW
Sites legally described as:
Lots 1 & 2, Block 75, Plan I8

S. Kaznacheeva and A. Wen entered the meeting.

P. Spearey read the comments of the Development Planner.

F. Cavaliere entered the meeting after the presentation was made.

MOVED: W. Sims

MOTION OF: Support with conditions.

The Edmonton Design Committee offers the following recommendations:

- Reduce sixth level floor-plate by stepping back on all four sides to provide a more amenable solution to the issue of height. This would reduce the massing at the top of the building thereby minimizing the impact of the sixth floor with respect to the neighbouring context.
- Create a more attractive east facade through increased articulation and/or material variation.
- Identify the extent of commercial development on the main floor in the DC text.
- Append and refer to the final project drawings in the DC document.

SECONDED: C. Domanski

CARRIED

FOR THE MOTION: C. Domanski, M. Figueira, S. Kaznacheeva, R. Labonte, H. Mapstone, W. Sims

OPPOSED: C. Craig, A. Rowe

B.2. Oliver Exchange

Hodgson Schilf Evans Architects Inc. - Ian Evans
12019A - 102 Avenue NW
Lots 16 & 17, Block 20, Plan 4423AJ

P. Spearey read the comments of the Development Planner.

MOVED: C. Domanski

MOTION OF: Support with conditions.

The conditions are as follows:

- Provide a requirement in the DC text for a comprehensive signage plan and schedule for all facades.

SECONDED: F. Cavaliere

CARRIED

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

B.3. New Stand-Alone 7-Eleven
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. Domanski

MOTION OF: Non-support.

The Edmonton Design Committee cannot support this project for the following reasons:

- All facades need greater visual interest which may include, but is not limited to, the use of spandrel glass, brick patterning or colour variation, and canopies.
- The parking requirements for the existing building to the east and the new proposed 7-11 are unclear and require clarification.
- Confirmation that the landscape plan meets City requirements is required.
- Lighting and signage plans have not been provided.
- The current setbacks are not appropriate and require further consideration. Consider setting back the west facade along 99th Street to create a more appropriate pedestrian realm.
- A CPTED report should be provided.

SECONDED: M. Figueira

CARRIED

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

PRE-CONSULTATION PRESENTATIONS (Closed to the public)

B.4. Rice Howard Way Design Concept

Dialog - Jill Robertson

P. Spearey provided an overview of the project.

Presentation made.

B.5. 99 Street and 89 Avenue Redevelopment

Dialog - Belinda Morale Smith

8904 & 8920 - 99 Street NW and 9922, 9924, 9926 - 89 Avenue NW

Sites legally described as:

Lots 1 - 5 & 26 - 28, Block 122, Plan RN27

M. Figueira left the meeting due to a conflict with Item B.5.

P. Spearey read the comments of the Development Planner.

Presentation made.

ADMINISTRATIVE WALK-ON PRESENTATIONS (Closed to the Public)

B.6. Brass III (Development Permit Application)

IBI Group - Cathryn Chopko Beck and Brass III - Richard Banasch

9909, 9913, 9917, 9921, 9925 - 80 Avenue NW,

Sites legally described as:

Lots 8 - 12, Block 40, Plan I17

P. Spearey presented the project materials.

The Administrative Walk-on was accepted without objection.

B.7. Students' Association of MacEwan University (SAMU) Building

Stantec - Leo Lejeune and Frederic Brisson

F. Cavaliere and H. Mapstone left the meeting due to a conflict with Item B.7.

P. Spearey presented the project materials.

MOVED: A. Rowe

MOTION TO: Accept the Administrative Walk-on with the following direction to Administration:

- To work with the applicant to use landscaping, lighting and other features to mitigate the new blank wall.

SECONDED: C. Domanski

FOR THE MOTION: C. Craig, C. Domanski, S. Kaznacheeva, R. Labonte, A. Rowe W. Sims

C. ADDITIONAL ITEMS

D. UPCOMING APPLICATIONS

April 18, 2017

FORMAL PRESENTATIONS

Aoki (Development Permit Application)

Newstudio Architecture Inc. - Carolyn Keeley

10315 - 120 Street NW

Site legally described as:

Lot 53, Block 19, Plan 443AJ

Church Street Special Character Area Rezoning

City of Edmonton - David Holdsworth and Scott Ashe

109 Apartment Housing (Development Permit Application #234777077-001)

Eastern Horizon Construction Ltd. - Jinwei Huang

10908 - 75 Avenue NW

Site legally described as:

Lot 30, Block 32, Plan 5718AE

E. ADJOURNMENT

The meeting adjourned at 9:57 p.m.

F. NEXT MEETING

Tuesday, April 18, 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).