



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: Boardroom 320, Edmonton Tower**

**Tuesday, March 7, 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  
  
F. Cavaliere  
D. Deshpande  
  
M. Figueira  
S. Kaznacheeva  
H. Mapstone  
  
A. Rowe

### **ALSO IN ATTENDANCE:**

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

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

R. Labonte called the meeting to order at 4:06 p.m.

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

MOVED: A. Rowe

That the March 7, 2017, Edmonton Design Committee agenda was adopted with the following additional items:

- Work Plan Discussion/Review
- Edmonton Meeting Centre Event of Emergency Address

SECONDED: F. Cavaliere

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

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

MOVED: F. Cavaliere

That the February 21, 2017, Edmonton Design Committee meeting minutes be adopted with the following changes to item B.3.:

- Addition: W. Sims returned to sit with the project team.
- Addition: Presentation made.
- Addition: W. Sims left the meeting.

SECONDED: A. Rowe

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

S. Kaznacheeva entered the meeting.

## **B. APPLICATIONS**

**March 7, 2017**

### **FORMAL PRESENTATIONS**

#### **B.1. 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. Speary read the comments of the Development Planner.

MOVED: F. Cavaliere

Motion of support with conditions. Administrative Walk-On required.

- Create a more useable and defensible space for the front yard of the ground floor townhouses (i.e. consider possibly raising the main floor elevation from grade in order to differentiate the front yard from the public boulevard and sidewalk)

- Create further distinction between the front entrance of the building and the individual townhouses through the creation of an architectural hierarchy of importance for the various entrances
- Consider how the townhouses are integrated with the internal circulation of the building (i.e. underground parking access, mail services, trash disposal, amenity space, etc.)
- Consider the Winter Design Guidelines to inform the exterior design of the building, the entrance sequence from street to interior, connection to the street, and landscape
- Consider a reconfiguration of the entrance vestibule, west façade of the townhouses, and adjacent windows to allow more natural light into the second floor bedrooms of the townhouses (i.e. including moving the front facade of the townhouses further west and/or pushing the entrance vestibule exterior wall further east)
- Consider greater articulation of the design for the top of the tower
- Consider greater articulation of the details for the podium elements in order to create a greater distinction of the townhouse units from the tower and each other
- Re-examine the geometry of the ramp access to the underground parkade
- Provide safe access from the back lane visitor parking to the building entrance and lobby
- Submit a lighting plan, a signage plan, a materials board, and winter season renderings in order to illustrate the design intent of the building components relative to the overall composition of the project

SECONDED: A. Rowe

**CARRIED**

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

**B.2. Polish Heritage Society of Edmonton Seniors Housing**

RPK Architects - Jan Pierzchajlo

10911 - 105 Street NW

Site legally described as:

Lot 6, Block 4D, Plan 9826358

P. Speary read the comments of the Development Planner.

MOVED: F. Cavaliere

Motion of support with conditions.

- Implement wind study recommendations
- Reconsider the choice of curtain wall as a ground floor exterior cladding material in order to remain consistent with the traditional design intent and material palette of the rest of the project.

SECONDED: A. Rowe

**CARRIED**

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

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

**B.3. 1538 Mill Creek Condo**

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

P. Speary read the comments of the Development Planner.

Presentation made.

**C. ADDITIONAL ITEMS:**

**C.1. WORK PLAN DISCUSSION/REVIEW**

Work plan updates were presented by Administration. Discussion took place.

**C.2. EDMONTON MEETING CENTRE EVENT OF EMERGENCY ADDRESS**

P. Speary gave the address prior to commencing Item B, Applications.

**D. UPCOMING APPLICATIONS**

**March 14, 2017**

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

**Imagine Jasper Concept Design**

City of Edmonton - Satya Gadidasu  
Jasper Avenue, between 109 Street and 124 Street

**Jasper Place Bowl Grandstand Replacement**

City of Edmonton - Kristi Olson  
9200 - 163 Street NW  
Site legally described as:  
Lot 5MR, Plan 7219KS

## **FORMAL PRESENTATIONS**

### **WSP Tower Patio**

Manasc Isaac - Rita Melo and Steve Vallerand  
10909 Jasper Avenue NW  
Site legally described as:  
Lots 45, Block 9, Plan NB

### **Oliver – Grandin Tower Rezoning**

Stantec - Om Joshi  
9918 & 9922 - 111 Street NW  
Sites legally described as:  
Lots 62 and 63, Block 11, Plan NB

### **Mixed Use Buildings** (Development Permit Applications 237949899-001 & 187262784-001)

Span Architecture - Songlin Pan  
10905 and 10909 - 98 Street NW  
Sites legally described as:  
Lot 28 and 29, Block 18, Plan NA

## **E. ADJOURNMENT**

The meeting adjourned at 8:42 p.m.

## **F. NEXT MEETING**

Tuesday, March 14, 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).