



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 320, Edmonton Tower

Tuesday, June 13, 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

D. Deshpande
M. Figueira
S. Kaznacheeva
H. Mapstone
A. Rowe
A. Zepp

ALSO IN ATTENDANCE:

P. Spearey, Sustainable Development, Lead Urban Designer

A.1. CALL TO ORDER

R. Labonte called the meeting to order at 4:33 p.m.

A.2. ADOPTION OF AGENDA

MOVED: C. Craig

That the June 13, 2017 Edmonton Design Committee agenda be adopted with the following revision:

- That item B.3. Jasper Place Transit Centre Renewal be moved to 16:45 and item B.1. Oliver Exchange be moved to 19:45

SECONDED: M. Figueira

CARRIED

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

A.3. ADOPTION OF MINUTES

Without objection, the June 6, 2017 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

B.1. Jasper Place Transit Centre

City of Edmonton - Nicole Howard

P. Spearey read the comments of the Development Planner.

FORMAL PRESENTATIONS

B.2. Belvedere Transit Centre (Development Permit Application)

City of Edmonton - Nicole Howard

P. Spearey read the comments of the Development Planner.

MOVED: D. Deshpande

Motion of support with conditions.

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 continue to attend subsequent presentations for this and other Transit Centre projects. Specific issues include:

- Poor pedestrian / barrier free circulation within the plaza area, and into / out of the building. The current design appears to be more of a geometric exercise rather than a considered, natural circulation exercise (ie. desire lines).
- Potentially poor sightlines from interior waiting areas to buses, depending on species selection and placement.

- While the Committee appreciates that the design of the proposed building takes its cue from the roofline of the existing LRT building, the scale and massing does not represent an architectural expression typical of a contemporary transit centre or civic facility.
- The submission is lacking an integrated lighting plan (ie. beyond the building), CPTED report, Principles of Urban Design, planting plan, signage plan, site furnishings information (interior and exterior).

SECONDED: A. Rowe

DEFEATED

FOR THE MOTION: D. Desphande, A. Rowe

OPPOSED: S. Kaznacheeva, A. Zepp, C. Craig, T. Antoniuk, R. Labonte, M. Figueira, H. Mapstone, W. Sims

MOVED: M. Figueira

Motion of non-support

While the Committee appreciates the time constraints and budget realities of the project, it was determined that the project does not meet a few important City guidelines (eg. TOD Guidelines), accepted best practices (eg. CPTED, space planning). 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 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 continue to attend subsequent presentations for this and other Transit Centre projects. Specific issues include:

- Poor pedestrian / barrier free circulation within the plaza area, and into / out of the building. The current design appears to be more of a geometric exercise rather than a considered, natural circulation exercise (ie. desire lines).
- Potentially poor sightlines from interior waiting areas to buses, depending on species selection and placement.
- While the Committee appreciates that the design of the proposed building takes its cue from the roofline of the existing LRT building, the scale and massing does not represent an architectural expression typical of a contemporary transit centre or civic facility.
- The submission is lacking an integrated lighting plan (ie. beyond the building), CPTED report, Principles of Urban Design, planting plan, signage plan, site furnishings information (interior and exterior).

SECONDED: A. Zepp

CARRIED

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

OPPOSED: D. Desphande, A. Rowe

B.2. Oliver Exchange (Development Permit Application)

Hodgson Schilf Evans Architects Inc. - Ian Evans

12019A - 102 Avenue NW

Site legally described as:

Lots 16 and 17, Block 20, Plan 4423AJ

P. Spearey read the comments of the Development Planner.

MOVED: W. Sims

Motion of support

SECONDED: T. Antoniuk

CARRIED

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

ADMINISTRATIVE WALK-ON PRESENTATION (Closed to the public)

B.3. McDougall 4-Plex (Development Permit Application)

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 accepts that the conditions of support have been met.

E. ADJOURNMENT

The meeting adjourned at 9:38 p.m.

F. NEXT MEETING

Tuesday, June 20, 2017 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).