



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, April 15, 2025**

MEMBERS:

J. Mills, Chair
N. LaMontagne, Vice-Chair
C. Dorward, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
R. Subramanian

PRESENT:

N. LaMontagne, Vice-Chair
C. Dorward, Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
R. Subramanian

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
A. Rowan, Urban Planning and Economy Department, EDC Administration
I. Welch, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

C. Dorward called the meeting to order at 4:01p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the April 15, 2025 agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the April 1, 2025 Minutes

SECONDED: G. Freer

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION:C. Dorward

That the Edmonton Design Committee meet in private pursuant to Section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act for the discussion of item B.1 and C.1.

SECONDED: G. Freer

The motion passed unanimously.

Edmonton Design Committee met in private at 4:04p.m.

A. Paquette joined the meeting at 4:05p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:16p.m.

C. APPLICATIONS

FORMAL PRESENTATION (Open to the public)

C.1 10729- 96 Street (DP)

Ayman Almkdad-Mik-Tik Building & Design

Motion of non-support: N. LaMontagne

Seconded: D. Brown

While the Committee supports this development in principle, there are a number of items that require significant review and refinement:

- The current building design is more residential in appearance (e.g. similar to the existing houses south along 96 Street). Consider building facade modifications (e.g., increased glazing, window type/arrangement, door type/locations, glazed doors, signage style and locations, etc.) to provide a more commercial/storefront aesthetic that connects and contributes to the public realm and communicates its primary use. Use of fiber cement siding and brick would add durability and longevity over vinyl siding and reflect the larger context of the neighbourhood.
- Consider the addition of frontage/streetscape components (e.g., landscape, site furniture, features, or surface patterning) to enhance the main floor building facade and concrete perimeter walk to foster a dynamic and engaging streetscape and a vibrant public realm, and an improved interaction between the built environment and the pedestrian experience.
- Consider an alternate location for moloks waste receptacles. While decorative, these moloks will be filled with garbage with the possibility of garbage overflow around the units and in the 107A Avenue frontage. Over time, these moloks may deteriorate and be less visually attractive.

The Committee also notes that this project would have greatly benefited from an informal presentation.

For the Motion: K. Dieterman, K. Oxley, G. Freer, M. Tindall, R. Subramanian, J. Monfries, N. LaMontagne, D. Brown, C. Dorward

CARRIED

D. OTHER BUSINESS

D.1 2024-25 Work Plan

- A Special meeting has been booked for April 22 for a final review. There is an additional hold for a special meeting on April 29th if the Committee requires more time for review. **Info.**
- P. Spearey informed the Committee that the new term begins on May 6, and that there will be a call for elections on that date. There will be one new member filling the vacant architect position. **Action:** Administration will share the onboarding package with the Committee in advance of the April 22 Special Meeting, and the package can be updated as necessary.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, May 6, 2025)

Century Park	Informal, RZ	Anna Moir- B&A
Rhodium	Formal, DP	-Eleven Architects
10603-108 Ave Apartment Building	Formal, DP	Amaan Hameed- TCSYEG
10823- 107 Street Apartment Building	Formal, DP	Songlin Pan- SPAN Architecture

Conflicts: None.

Regrets: None.

F. ADJOURNMENT

The meeting adjourned at 5:23p.m.

G. NEXT MEETING

Special Meeting: Tuesday, April 22, 2025 at 4:00p.m. Hybrid.