



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, February 18, 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:

J. Mills, Chair
N. LaMontagne, Vice-Chair
C. Dorward, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley

N. Pryce

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
W. Sims, Urban Planning and Economy, Urban Designer
A. Rowan, Urban Planning and Economy Department, EDC Administration
K. Bauer, Urban Planning and Economy Department, Planner
S. Buccino, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:01p.m.

K. Dieterman joined the meeting at 4:02p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the February 18, 2025 agenda

SECONDED: J. Monfries

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the February 4, 2025 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

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: N. Pryce

The motion passed unanimously.

Edmonton Design Committee met in private at 4:03p.m.

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 The Backyard (DP)

Peter Stetsko- InStreet

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: K. Oxley

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:17p.m.

C.2 111 Avenue Cluster Rowhousing Development

Ryan Berube- Consist Design & Graphics

Motion of Non-support: N. Pryce

Seconded: C. Dorward

The project should be reassessed to consider good urban design, architecture, and landscape architecture with a specific focus on density, pattern, form, connectivity, consistency, vibrancy, livability, and relationship and interface with the surrounding context and public realm.

Maximizing density without limiting the footprint has removed opportunities for creating positive urban elements, functionality, safety, and livability.

Some specific areas of concern (in no particular order) include:

- Separation between buildings. The separation space and width of sidewalks should be increased to improve movement/circulation and functionality.
- Functionality and use of open space. The dog run takes up more area than the common amenity area space.
- Visibility into tight spaces between buildings - should be increased could help to improve safety and security of the site (Crime Prevention Through Environmental Design - CPTED).

- The building at the NE corner of the site does not create a strong design interest between the site and the public realm
- Landscaping between the buildings and the public realm is lacking.
- The common outdoor courtyard space seems to encroach on adjacent sunken patio spaces.
- Proposed landscape development, especially along frontages provides very little year-round form, massing, texture, development accent and colour. Proposed planting areas include vast areas of mulch without plant massing.
- Relationship of front entries and sunken patios in relationship to the public realm.
- Building elevations are not consistent in materiality and application. Dark materials further negatively impact the minimal space between buildings and create the appearance of blank walls.

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

For the Motion: J. Monfries, D. Brown, C. Dorward, N. Pryce, K. Oxley, K. Dieterman, G. Freer, J. Mills

Against the Motion: N. LaMontagne

CARRIED

D. OTHER BUSINESS

D.1 2025-26 Work Plan

- P. Spearey informed the Committee that the What We Heard Report has been shared with the Subcommittee and will be discussed at the upcoming Subcommittee meeting on February 27. Administration will provide another update at the March 4 regular EDC meeting. **Info.**

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, March 4, 2025)

CLSE LRT Corridor & Transportation Structures	Formal, City Project	Larissa Ulcar- Dialog
10848-74 Avenue Multi-family Residential project	Formal, DP	Allison Rosland- Situate
10268-95 Street Affordable Housing project	Informal, DP	Keith McIntyre- FHAI

Conflicts: J. Mills (LRT)

Regrets: K. Dieterman, N. LaMontagne (tentative)

F. ADJOURNMENT

The meeting adjourned at 6:33p.m.

G. NEXT MEETING

Tuesday, March 4, 2025 at 4:00p.m. Hybrid.