



## **EDMONTON DESIGN COMMITTEE MINUTES**

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

### **MEMBERS:**

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

### **PRESENT:**

C. Dorward, Chair  
N. LaMontagne, Vice-Chair  
  
D. Brown  
  
J. Monfries  
K. Dieterman  
K. Oxley  
  
S. Gibson

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Economy, Lead Urban Designer  
A. Rowan, Urban Planning and Economy Department, EDC Administration  
R. Lipka, Urban Planning and Economy Department, Urban Designer  
K. Yeung, Urban Planning and Economy Department, Planner

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## **A. CALL TO ORDER AND RELATED BUSINESS**

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

C. Dorward called the meeting to order at 4:06p.m.

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

MOTION: C. Dorward

Motion to adopt the July 15, 2025 agenda with the following addition:

D.1 Overview of Principles of Urban Design

SECONDED: J. Monfries

The motion passed unanimously.

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

MOTION: C. Dorward

Motion to adopt the July 3, 2025 Minutes

SECONDED: J. Monfries

### **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: S. Gibson

The motion passed unanimously.

Edmonton Design Committee met in private at 4:09p.m.

## **C. APPLICATIONS**

### **INFORMAL PRESENTATIONS (Closed to the Public)**

#### **C.1 Downtown Housing Project (DP)**

Ryan Cuddeford- FAI

MOTION: C. Dorward

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.

### **FORMAL PRESENTATIONS (Open to the Public)**

#### **C.2 63 Avenue Apartment Building (DP)**

Armando Hernandez- Dualita

Motion of Support: K. Oxley

Seconded: N. LaMontagne

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Consider how the site/landscape design responds to the varying edges of the development. For example, consider along the west and east edges of the site incorporating more screening, front to back walkway connectivity, and passive amenity space use. Consider the transition and connection to the street and public realm incorporating planting, site furniture, site features (e.g., seat walls, screens, lighting, etc.), decorative surfacing, and outdoor amenity space. Consider how landscape design better defines the site and building and to establish year-round form, massing, texture and colour.
- Consider integrating accessible storage solutions that support residents' everyday needs while maintaining an efficient use of space and enhancing the overall livability of the development.
- Provide accessible, grade-level or ramp-supported access to below-grade bicycle storage to eliminate the need for carrying bikes on stairs. Alternatively, consider

locating bicycle storage at grade or on the main floor to promote ease of use and encourage cycling.

- Consider shade structures or partial enclosure on the rooftop amenity space to provide weather protection and extend use across seasons.
- Explore simplifying the building exterior design to better fit within the neighbourhood's more humble qualities, to remove excessive design elements that make the facade feel busy. May include window placement, material selections and usage.

For the Motion: K. Dieterman, N. LaMontagne, J. Monfries, K. Oxley, D. Brown, S. Gibson, C. Dorward

**CARRIED**

### **C.3 CLSE Heritage Valley North Station & Utility Complex**

Larissa Ulcar- DIALOG

Motion of Support: D. Brown

Seconded: S. Gibson

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Consider incorporating weather protection as part of the plaza design to offset the exposed platform in colder weather conditions
- In the interest of innovative sustainable design strategies for City projects, consider the use of lower embodied carbon materials for certain aspects of the project i.e. roof structure, mass timber, etc.

For the Motion: J. Monfries, N. LaMontagne, D. Brown, S. Gibson, K. Dieterman, K. Oxley, C. Dorward

**CARRIED**

## **D. OTHER BUSINESS**

### **D.1 Overview of Principles of Urban Design**

- P. Spearey made a [presentation](#) to the Committee on the New Principles of Urban Design. **Action: Committee members to consider what training needs they require. Administration will add this item to a future meeting agenda for further discussion.**
- C. Dorward suggested that training pertaining to the City Plan would be helpful. **Info.**

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (August 5, 2025)**

|                                 |              |                                     |
|---------------------------------|--------------|-------------------------------------|
| E. Rodriguez Mixed-use Building | Formal, DP   | Marcelo Figueira- GSA               |
| Parkallen Apartment Building    | Formal, DP   | Jim Pepin- JH Pepin Consultants     |
| The Terrace                     | Informal, RZ | Richard Innes- Gardner Architecture |

**Conflicts:** None.

**Regrets:** J. Monfries

**F. ADJOURNMENT**

The meeting adjourned at 8:02p.m.

**G. NEXT MEETING**

Tuesday, August 5, 2025 at 4:00p.m. Hybrid.