



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, March 4, 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
C. Dorward, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Oxley
M. Tindall
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

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:04p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the March 4, 2025 agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the February 18, 2025 Minutes

SECONDED: K. Oxley

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: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 4:06p.m.

C. Dorward and N. Pryce joined the meeting at 4:08p.m.

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: C. Dorward

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:20p.m.

J. Mills declared a conflict with item C.1. and did not participate in the Committee review or deliberation of this item. C. Dorward assumed the role of Chair at 4:20p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 CLSE- LRT Corridor and Transportation Structures

Larissa Ulcar- Dialog

Motion of Support: D. Brown

Seconded: G. Freer

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

- The development of a palette of materials (e.g., colours, textures, patterns, materials, forms) to clearly define the proposed Character Zones (e.g., stations, landscape, site furnishings, and features and public art opportunities).
- Modifications to the Blackmud Creek bridge, considering closing in the shallow fenced portions of the bridge overpass to create an improved design between the interface with the multi-purpose trail and minimize safety (CPTED) concerns.
- The relationship of the Twin Brooks Station with respect to the surrounding context (e.g., Esso Station, intersection, neighbourhood) and establishing a well defined public realm and strong connectivity.

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

Absent: M. Tindall

CARRIED

C. Dorward passed the Chair back to J. Mills for the remainder of the meeting.

C.2 10848-74 Avenue Multi-family Residential Project

Allison Rosland- Situate

Motion of Support: N. Pryce

Seconded: D. Brown

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

- A gated entry and raised seating wall/planters to better define the patio amenity areas and upper and lower stair entries, create a privately enclosed space, and enhance the interface with the public realm.
- A shared private/public “garden” amenity space along 74 Avenue to create a better connection to the neighbourhood and public realm. Alternatively, consider re-orienting the south unit to face 74 Avenue or incorporating a wrap around balcony.
- How the proposed soft landscape design and species enhance the residential development and create year-round form, massing, accent, texture, and colour. In addition, consider the use of columnar tree planting and mulch along the east edge of the site to provide a buffer between the development and the residence to the west.
- Strategies to address the east blank wall (i.e materiality, reveals, etc.).
- Opportunities to improve family-friendliness by providing exterior storage and bicycle racks to mitigate visual ‘clutter’.

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

CARRIED

INFORMAL PRESENTATION (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 7:01p.m.

C.3 The Quarters Affordable Housing Project

Keith McIntyre- FHAI

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 7:50p.m.

D. OTHER BUSINESS

D.1 2025-26 Work Plan

- P. Spearey informed the Committee that the Principles of Urban Design were presented to Council on March 4, 2025.
- The 2024/25 Work Plan is on track to be completed by the end of April, 2025.
Action: Administration will share the final draft with the Committee on or around April 8, and will schedule a Special Meeting on April 22 to resolve any outstanding comments. April 29 will be reserved as an alternative Special Meeting date.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, March 18, 2025)

Conflicts: N/A

Regrets: None.

F. ADJOURNMENT

The meeting adjourned at 7:52p.m.

G. NEXT MEETING

Tuesday, March 18, 2025 at 4:00p.m. Hybrid.