



EDMONTON DESIGN COMMITTEE MINUTES

Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, December 16, 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:

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

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bacon, Urban Planning and Economy Department, Planner
E. Backstrom, Urban Planning and Economy Department, Lead Urban Designer (A)

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

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

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the December 16, 2025 Agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the December 2, 2025 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOSES (Closed to the Public)

MOTION: C. Dorward

That the Edmonton Design Committee meet in private pursuant to Section 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item B.1.

SECONDED: G. Freer

The motion passed unanimously.

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

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: N. Pryce

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:14p.m

C. APPLICATIONS

FORMAL PRESENTATION (Open to the Public)

C.1 111 Avenue Apartment (DP)

Ed Gooch- EFG Architecture

Motion of support: D. Brown

Seconded: R. Subramanian

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

- Consider the application of the red brick veneer on the raised patio walls to establish visual consistency and to better ground the building. In addition, the landscape approach along the frontage should be refined to visually soften the raised patio walls and provide a continuous year-round planted foundation that establishes a better transition and connection to the public realm; creates more privacy and physical/visual separation between the public realm and patio areas; and defines unit entrances.
- Re-consider the durability of materials at the ground floor, in particular, the selection of the glass patio railings.
- Consider enhancing the front entrance by expanding the front entrance canopy and incorporating thoughtfully designed site furnishings (i.e. integrated seating into up-stands/raised planters, stand alone benches, etc.).

The proponent indicated to the EDC the intent to further develop the interior courtyard so that it is not solely a concrete plaza (i.e. addition of planters, site furnishings, etc.) and the EDC expressed a desire to see this approach incorporated into the design. If the interior courtyard/rear landscaping area is developed into an exterior amenity space, special consideration should be given to the proximity of these areas to adjacent tenant balconies.

For the Motion: N. Pryce, K. Oxley, K. Determine, G. Freer, J. Monfries, R. Subramanian, D. Brown, S. Gibson, N. LaMontagne, J. Mills

CARRIED

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, January 6, 2025

Regrets: N. Pryce

F. ADJOURNMENT

The meeting adjourned at 5:21p.m.

G. NEXT MEETING

Tuesday, January 6, 2025 at 4:00p.m. Hybrid.