



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, December 20, 2022

MEMBERS:

J. Mills, Chair
K. Dieterman, Vice-Chair
T. Ziola, Vice-Chair
A. Benoit
D. Brown
A. Zepp
J. Candlish
M. Tindall
N. Pryce
N. LaMontagne

PRESENT:

J. Mills, Chair
K. Dieterman, Vice-Chair
T. Ziola, Vice-Chair
A. Benoit
D. Brown
A. Zepp
J. Candlish
M. Tindall
N. LaMontagne

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:03p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the December 20, 2022 Agenda with the following revision:

- Remove P. Spearey from the attendance list

SECONDED: N. Lamontagne

The motion passed unanimously.

A.3. ADOPTION OF MINUTES - November 15, 2022 REGULAR MEETING

MOTION: J. Mills

Motion to adopt the November 15, 2022 Minutes

SECONDED: M. Tindall

The motion passed unanimously.

A.4. REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

That 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

SECONDED: M. Tindall

The motion passed unanimously.

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

C. APPLICATIONS

FORMAL PRESENTATION (Open to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: N. Lamontagne

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:27p.m

C.1 10135- 83 Avenue Apartments

Songlin Pan- SPAN

MOTION: D. Brown

Motion of Support

SECONDED: A. Benoit

The Committee supports this proposal but notes the following items could benefit from further refinement and consideration:

- With respect to the development frontage, the two fronting units have their own entrance as per Zoning requirements. However, these separate entrances are not conducive to enhancing public realm; addressing the street; providing barrier-free access; and adding amenity space (e.g., seating area) along the frontage.
- The Landscape Plan does not align with the Architectural Site Plan. An enhanced landscape buffer (i.e. removing one parking stall and adding larger shrubs/columnar trees that provide appropriate screening) or a higher decorative screening (i.e. retaining proposed parking stalls and replacing proposed standard 6 ft high wood fencing) should be applied along this edge of the property.
- Conversion of the proposed basement party room, gym, and bike storage into apartment units should be considered. Moving these, or a selected distribution of these amenity spaces, to the main floor would enhance access and safe/secure use by residents.
- The rooftop space accounts for the majority of year-round resident amenity space. This space should incorporate an enclosed (heated/tempered) area or a roofed/sheltered space (c/w patio heaters) to accommodate year-round use . In addition, the proponent should consider the application of warmer surface materials, such as wood decking..

- Increasing the area of glazing for the basement units to create higher quality living and amenity spaces.

For the motion: A. Zepp, A. Benoit, D. Brown, J. Candlish, K. Dieterman, M. Tindall, N. Lamontagne, T. Ziola, J. Mills

D. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday January 3, 2022)

Conflicts: None.

Regrets: T. Ziola

E. OTHER BUSINESS

F. ADJOURNMENT

The meeting adjourned at 5:16pm.

G. NEXT MEETING

Regular Meeting Tuesday January 3, 2022 at 4:00 p.m. located via Google Meet