



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

Tuesday, August 2, 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

M. Tindall
N. Pryce

ALSO IN ATTENDANCE:

P. Spearey, Urban Planning and Economy, Lead Urban Designer, EDC Administration
A. Rowan, Urban Planning and Economy Department, EDC Administration
E. Voutchkov, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Yeung, Urban Planning and Economy Department, Planner
C. Li, Urban Planning and Economy Department, Planner
K. Bacon, Urban Planning and Economy Department, Planner
H. Luke, Urban Planning and Economy Department, Senior Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the August 2, 2022 Agenda with the following revision:

The date of the next meeting is Wednesday, August 17, 2022.

SECONDED: D. Brown

The motion was carried unanimously.

A.3. ADOPTION OF MINUTES - July 19 , 2022 REGULAR MEETING

MOTION: J. Mills

Motion to adopt the July 19, 2022 Minutes

SECONDED: N. Pryce

The motion was carried 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: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 4:05 p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: T. Ziola

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:41 p.m

A. Benoit joined the meeting at 5:08 p.m.

C.1. EXPO Centre (DP)
Alexis Finlay- COE

MOTION: D. Brown

Motion of Support

Seconded: M. Tindall

The Committee appreciates the response to the informal presentations comments, and recommends the following considerations:

- The Entrance 6 - Landscape Plan does not provide sufficient design information regarding the proposed planters, surface treatments, site furnishings, and soft landscape addition (i.e shading elements). Continue to work with Administration to refine these items. (A2)
- The proposed raised planters and seating is situated too far away from Entrance 6 and not used to establish and spatially define a forecourt space and create a more accessible gathering/ seating area. (A2)
- The vehicular access/drop-off compromises the pedestrian orientation of the spaces adjacent to the entrance and the stage; consider reconfiguring the drop-off and/or fire truck access to allow a more generous pedestrian plaza area.
- Consider retaining glazing to the ground level of the light towers to retain views from the hall to the exterior (A3).

For the Motion: A. Zepp, K. Dieterman, M. Tindall, N. Pryce, J. Mills, T. Ziola, D. Brown

Abstained: A. Benoit

CARRIED

C.2. 10820-98 Street (DP)
Songlin Pan- SPAN

MOTION: D. Brown

Motion of Support

Seconded: N. Pryce

The Committee recommends that:

- Administration continue to collaborate with the proponent on the design of the 108 Avenue greenspace/pedestrian mews to provide amenities that support the commercial/retail space, such as patio space, fixed seating, and shade elements, and also benefit the residents of the two developments flanking the greenspace. (A3)
- Greater access orientation is provided between the building and 108 Avenue to allow easy flow between the building and the public realm, such as roll up or sliding doors. (C3)
- The arrangement of the 98 Street frontage is reassessed, utilizing landscape to better define entries into residential units and commercial/office space, create opportunities for gathering/seating, and enhance the streetscape and public realm. (A2/A3)
- The need for on-site parking requirements off of 99 Street be reassessed. On-street parking, increased at-grade landscape/amenity and frontage development that better addresses 99 Street should be considered. If parking remains, the Committee recommends exploration of different hardscape materials (other than asphalt) and consideration to adjacent public spaces materials.
- The proponent consider increasing the amount of glazing along the 98th street frontage. (A3)

For the Motion: A. Benoit, D. Brown, K. Dieterman, M. Tindall, N. Pryce, T. Ziola, J. Mills, A. Zepp

CARRIED

BREAK

C.3. Boyle Street (DP)
Chris Dulaba- Beljan

Motion: T. Ziola

Motion of Support

Seconded: N. Pryce

The Committee recommends that Administration continue to collaborate with the proponent to provide better definition to the proposed exterior design. In particular:

- The project feels insular, rather than engaged with the surrounding streets/neighbourhood. The perimeter fence should be designed to enhance its appearance and how it contributes to the streetscape (architectural treatments, art/interpretation, planting, lighting). (C3)
- Consider levels of activity and use (e.g., type of activity and use and the space provided for the number of users).
- Consider design durability (e.g., hard surface vs. planted areas, bollard lights, furnishings, etc.) and ensure that the site can be adequately maintained by the operator. (B4)
- Sensory (e.g., auditory, visual, olfactory, etc.) considerations/design responses between passive/active outdoor spaces.

- How spatial/planting design addresses and responds to key CPTED criteria (e.g., clear delineation between private/public, sight lines, natural surveillance - inward and outward, access control and territorial reinforcement, maintenance of landscape and site furniture elements).
- Considerations of additional amenity (e.g. shade, shelter, drinking water, seasonal heating or cooling, etc.)
- Considerations of winter city guidelines and opportunities for microclimate, windbreaks, etc. (B3)
- How building frontages support public community gathering and socializing, and contribute to the neighbourhood and street realm. Re-evaluate the southwest corner at the intersection to provide a more engaging frontage.

For the Motion: A. Zepp, A. Benoit, J. Mills, K. Dieterman, M. Tindall, N. Pryce, D. Brown, T. Ziola

CARRIED

**C.4. Mâmwîhpâyiwîn (DP)
Reeti Gupta**

N. Pryce declared a conflict with item C.4. and did not participate in deliberations or voting.

Motion: J. Mills

Motion of Support

Seconded: K. Dieterman

The Committee recommends:

- Additional architectural exploration to differentiate the materiality and character of the arts space from the residential spaces, as well as to better integrate the Indigenous character mentioned as central to the project.
- The patio and commercial space be made accessible for patrons with limited mobility.
- Exploration of a small buffer between the residential frontage and the edge of the concrete sidewalk. This could allow for the integration of landscape planting - including trees - to soften and define the separation between public and private realms.
- Increased landscape development and screening along the south edge of the site to enhance outdoor deck space and microclimate.

For the Motion:, A. Zepp, A. Benoit, K. Dieterman, M. Tindall, T. Ziola, J. Mills

Against the Motion: D. Brown

CARRIED

D. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Wednesday August 17, 2022)

Regrets: J. Mills, K. Dieterman

E. ADJOURNMENT

The meeting adjourned at 9:11pm.

F. NEXT MEETING

Meeting Wednesday August 17, 2022 at 4:00 p.m. located via Google Meet