



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, February 5, 2019**

### **MEMBERS:**

W. Sims, Chair  
M. Figueira, Vice-Chair  
A. Zepp, Vice-Chair  
T. Antoniuk  
D. Deshpande  
R. Labonte  
S. Kaznacheeva  
J. Mills  
C. Holmes  
B. Nolan  
D. Brown

### **PRESENT:**

M. Figueira, Vice-Chair  
A. Zepp, Vice-Chair  
T. Antoniuk  
D. Deshpande  
S. Kaznacheeva  
J. Mills  
C. Holmes  
B. Nolan  
D. Brown

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Urban Designer  
A. McLellan, Urban Form and Corporate Strategic Development, Planner  
D. Kinnee, Urban Form and Corporate Strategic Development, Planning Technician

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

A. Zepp called the meeting to order at 4:08 p.m.

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

Without objection, the February 5, 2019 Edmonton Design Committee meeting agenda was adopted.

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

Without objection, the January 29, 2019 Edmonton Design Committee meeting minutes were adopted.

## **B. APPLICATIONS**

### **B.1. PROJECT SYNOPSES**

A. McLellan provided comments on the 113 Street Tower project.

A. McLellan provided comments on the Heights project.

P. Spearey provided comments on the 10825 - 83 Avenue Apartments project.

J. Mills joined the meeting at 4:25 pm.

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

#### **B.2. 113 Street Tower (Rezoning)**

Nola Kilmartin - Kennedy

#### **B.3. The Heights (Rezoning)**

Nola Kilmartin - Kennedy

**- BREAK (0.30) -**

#### **B.4. 10825 - 83 Avenue Apartments (Development Permit)**

William Yin - SPAN Architecture Inc.

## **C. COMMITTEE DELIBERATION (Closed to the Public)**

### **C.1. 113 Street Tower (Rezoning)**

Nola Kilmartin - Kennedy

MOVED: M. Figueira

Motion of support with conditions.

The Committee recommends:

- Aligning the regulation and the appendices for greater consistency.
- Reconsidering retail / commercial uses with respect to the existing neighbourhood setting.

- Incorporating specific wording in the regulation with respect to the preservation of existing boulevard trees, as part of the neighbourhood context,
- Clarifying the number of ground floor units in the regulation.
- Reconsidering the amount of glazing shown on south elevation of the podium to better reflect the residential character of the area.
- Clarifying the amount of common indoor / outdoor amenity area provided.
- Providing more articulation to the tower on west and east elevations to demonstrate reduction in massing.
- Removing the reference to ‘painted facade’ in the regulation.

SECONDED: D. Brown

**CARRIED**

FOR THE MOTION: T. Antoniuk, D. Brown, D. Deshpande, M. Figueira, C. Holmes, S. Kaznacheeva, J. Mills, B. Nolan, A. Zepp.

**C.2. The Heights (Rezoning)**  
Nola Kilmartin - Kennedy

MOVED: D. Deshpande

Motion of non-support.

The Committee notes the following:

- A fundamental redesign is required to address the excessive massing of the building. The transition between street level podium, lower tower and upper tower requires reconsideration- it is recommended that the lower tower be reduced in height and articulated as a separate mass. Furthermore, additional articulation is needed to reduce the tower massing.
- More differentiation is required between this tower and the proposed tower at 113 Street.
- Ensure the required CPTED analysis and recommendations are incorporated into the design of the north facade and the adjacent setback.
- The amount, location, and design of rooftop amenities has not been provided.
- The regulation lacks references to best practice in intensive and extensive green roof development.
- There is insufficient information in the regulation with respect to the preservation of existing boulevard trees as part of the neighbourhood context.
- The regulation and appendices are inconsistent.

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: T. Antoniuk, D. Brown, D. Deshpande, M. Figueira, C. Holmes, S. Kaznacheeva, J. Mills, B. Nolan, A. Zepp.

**C.3. 10825 - 83 Avenue Apartments (Development Permit)**  
William Yin - SPAN Architecture Inc.

MOVED: J. Mills

Motion of support with conditions.

The Committee recommends:

- Working with Administration to confirm that the requirements for amenity space(s) have been met.
- Refining the landscape design to better reflect the modern building architecture and enhance / reinforce the communal space.
- Accentuating the main entrance to be more visible from the street.

SECONDED: S. Kaznacheeva

**CARRIED**

FOR THE MOTION: D. Brown, D. Deshpande, C. Holmes, S. Kaznacheeva, J. Mills, B. Nolan, A. Zepp.

AGAINST: T. Antoniuk, M. Figueira.

MOVED: J. Mills

Motion to rescind previous motion.

SECONDED: M. Figueira

Motion of support with conditions.

The Committee recommends:

- Refining the landscape design to better reflect the modern building architecture and enhance / reinforce the communal space.
- Accentuating the main entrance to be more visible from the street.

**CARRIED**

FOR THE MOTION: D. Brown, D. Deshpande, M. Figueira, C. Holmes, S. Kaznacheeva, J. Mills, B. Nolan, A. Zepp.

AGAINST: T. Antoniuk.

**D. ADDITIONAL ITEMS**

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS**

Regrets: None

Conflicts: T. Antoniuk (March 5)

**F. ADJOURNMENT**

The meeting adjourned at 7:47 p.m.

**G. NEXT MEETING**

**Tuesday, February 19, 2019 at 4:00 p.m.** located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).