



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, July 17, 2018

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

ALSO IN ATTENDANCE:

P. Spearey, City Planning

A.1. CALL TO ORDER

M. Figueira called the meeting to order at 4:10 p.m.

A.2. ADOPTION OF AGENDA

MOVED: A. Zepp

Motion to add the following items to the July 17, 2018 agenda:

- A.4 Discussion of use of EDC letters in Council reports.
- A.5 Update on EDC Policies and Procedures Review project.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: A. Zepp, T. Antoniuk, M.Figueira, S. Kaznacheeva, C. Holmes, B. Nolan.

A.3. ADOPTION OF MINUTES

Without objection, the July 03, 2018 Edmonton Design Committee meeting minutes were adopted.

A.4. USE OF EDC LETTERS IN COUNCIL REPORTS

P. Spearey reported that following a meeting with Planning Coordination, it has been decided that EDC letters will be appended to Council Reports rather than selectively referenced in those reports.

A.5. UPDATE ON EDC POLICIES AND PROCEDURES REVIEW PROJECT

P. Spearey reported that the policies and procedures review project is now ready to commence with the completion of the Project Charter, Communications Plan and Engagement Plan, as well as a review by the Steering Committee.

A revised timeline is being prepared but the intention is to begin engagement in earnest the beginning of September.

P. Spearey to send out meeting invites for the EDC Sub-Committee to meet in August to review engagement plans.

B. APPLICATIONS

B. 1. PROJECT SYNOPSES

P.Spearey provided comments on Brewery District Residential Tower

P.Spearey provided comments on The Keg Oliver West.
A.Zepp left the meeting due to conflict.

No comments were provided on the Downtown Public Places Plan

P.Spearey provided comments on 9712-111 Street NW.

J. Mills entered the meeting.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Brewery District Residential Tower (Development Permit)

10507 121 Street NW
Christiaan Odinga - NORR

B.3. The Keg Oliver West (Development Permit)

10008 109 Street NW
Dave Embury - DIALOG

PRE-CONSULTATION PRESENTATIONS (Closed to the Public)

B.4. Downtown Public Places Plan

Paul Giang - City of Edmonton

B.5. 9712 111 Street NW (Rezoning)

Dnyanesh Deshpande - GSA

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1. Brewery District Residential Tower (Development Permit)

10507 121 Street NW
Christiaan Odinga - NORR

MOVED: A.Zepp

Motion of Non-support

- The lack of connectivity in the interim (Phase 1) master plan, in particular the lack of connection to adjacent existing shared use path along the NE property line. Furthermore, the development of an interim landscape plan is encouraged for the entire site.
- The lack of connectivity between buildings in the ultimate master plan (i.e. full build-out).
- The perceived massing, materiality, and colour of tower is very repetitive. While the Committee appreciates that the proposed development does not intend to advance an articulated glass tower, the monolithic design could be more effective and accentuated through material and colour selections, adding texture and character to the building.
- The amount of EIFS on the tower is excessive, in relation to the surrounding context and in particular the historic brewery building. The Committee believes that alternate material choices can still meet National Energy Code requirements.
- The design and materiality of the mechanical penthouse requires further refinement to decrease its visual impact.

In addition, the Committee notes:

- The lack of a comprehensive lighting plan in the submission
- The lack of information regarding context, including the existing development (i.e. historic brewery building), and proposed / future development phases (particularly, a visual representation of the proposed / future massing).

SECONDED: B. Nolan

CARRIED

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

C.2. The Keg Oliver West (Development Permit)

10008 109 Street NW

Dave Embury - DIALOG

A.Zepp and J. Mills left the meeting due to conflicts.

D. Deshpande entered the meeting.

MOVED: T. Antoniuk

Motion of Support

SECONDED: C. Holmes

CARRIED

FOR THE MOTION: M. Figueira, T. Antoniuk, S. Kazancheeva, C. Holmes, B. Nolan, D. Deshpande

A.Zepp and J. Mills entered the meeting..

D. ADDITIONAL ITEMS

D.1 EDC SCHEDULE

The Committee discussed the upcoming schedule and in particular the time constraints of Metro LRT and Capital Line LRT South Extension. Administration is presently reviewing opportunities for an additional meeting and will contact the Committee in due course to confirm when an additional meeting can occur.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: None

Conflicts: A. Zepp (Oliver 104 Avenue Rezoning)

D. ADJOURNMENT

The meeting adjourned at 8:16 p.m.

F. NEXT MEETING

Tuesday, August 07, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).