



## EDMONTON DESIGN COMMITTEE MINUTES

**Location:** via Google Meet

**Tuesday, April 1, 2020**

### **MEMBERS:**

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

### **PRESENT:**

W. Sims  
J. Mills  
C. Holmes  
M. Figueira  
A. Zepp  
T. Antoniuk  
D. Deshpande  
S. Kaznacheeva  
D. Brown  
B. Nolan  
A. Benoit

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician

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

W. Sims called the meeting to order at 4:04 p.m.

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

MOTION: B. Nolan

That the April 1, 2020 Edmonton Design Committee meeting agenda be adopted.

SECONDED: A. Zepp

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOTION: A. Benoit

That the March 3, 2020 Edmonton Design Committee meeting minutes be adopted.

SECONDED: C. Holmes

**CARRIED**

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

**B. APPLICATIONS**

**B.1. PROJECT SYNOPSES**

P. Spearey provided synopses for all projects.

For the Strathearn Heights project, A.Benoit and C. Holmes left the meeting due to conflicts with this project.

**INFORMAL PRESENTATIONS (Closed to the Public)**

**B.2. Strathearn Heights (Rezoning)**

Adrian Benoit - GEC Architecture

A.Benoit left the meeting to present on behalf of the client.

C.Holmes remained in the meeting, but did not take part, due to a conflict with this project.

**B.3. Coronation Community Sports Centre (Development Permit)**

Nicole Howard - City of Edmonton

**-BREAK-**

**FORMAL PRESENTATIONS (Open to the Public)**

**B.4 The Hive (Rezoning)**

Chris Dulaba - Beljan

## **INFORMAL PRESENTATIONS (Closed to the Public)**

The Applicant confirmed that this project would be presented as an Informal Pre-Consultation; therefore this presentation was closed to the public.

### **B.5. Hat @ Old Strathcona (Development Permit)** Bruce Mackenzie - NORR

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

### **C.1 The Hive (Rezoning)** Chris Dulaba - Beljan

MOTION: D. Deshpande

Motion of Non Support

**While the Committee sees merit in the architecture of the project, and in particular, the design of the tower, the package that was provided to the Committee lacked key information and design refinement vis a vis the urban realm. Additional information was subsequently provided at the presentation, and this information would have greatly assisted the Committee in evaluating the design proposal. Similarly, the Applicant has indicated the proposed DC regulation provided in the package is still being revised in consultation with City Administration, making it difficult for the Committee to consider a design proposal still in the process of being developed.**

- **Further information and refinement is needed with regard to the ground floor level and the public realm interface. All four facades of the building need to respond to and contribute to the adjacent urban context. To this end, proposed surface parking on the west side of the building should be reconsidered.**
- **The proposed commercial may not align with the 109 Street Area Redevelopment Plan, and as a result, the Applicant should provide justification that it can succeed in this location. In addition, the Committee questions the decision to locate this commercial space on the second floor, minimizing the opportunity for ground-floor animation.**
- **The proposed public plaza at the north end of the building lacks sun access and shelter (ie. from wind). The Applicant is encouraged to consider alternative locations and / or orientations of this plaza to improve environmental comfort and at the same time provide more direct building access (ie. from the south). Alternatively, the Applicant is encouraged to consider different planning and design approaches, such as a winter garden, to maximize the use and functionality of this space.**

**In addition, the Committee feels that this project could have benefitted from an Informal Pre-consultation.**

SECONDED: M. Figueira

**CARRIED**

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

**D. ADDITIONAL ITEMS**

None

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

Conflicts: J.Mills (Telus World of Science); A.Zepp (L.Lawrence LRV Facility)

Regrets: None

**F. ADJOURNMENT**

The meeting adjourned at 9:56 p.m.

**G. NEXT MEETING**

**Tuesday, April 7, 2020 at 4:00 p.m.** conducted via Google Meet