



EDMONTON DESIGN COMMITTEE MINUTES

Location: via Google Meet

4:00 p.m., Wednesday, April 7, 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

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
C. Li, Urban Form and Corporate Strategic Development, Development Officer
P. Adams, Urban Form and Corporate Strategic Development, Development Officer
S. Buccino, Urban Form and Corporate Strategic Development, Development Officer
N. Shah, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:02pm

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the April 7, 2020, Agenda with the changes:

- B.2 Telus World of Science Edmonton - DP / Formal
- B.3 98th Street Project - DP / Formal
- B.4 Commercial Building - DP / Formal
- B.5 Llew Lawrence LRV Facility - DP / Informal

SECONDED: D. Brown

CARRIED

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

A.3. ADOPTION OF MINUTES

MOTION: A. Benoit

Motion to adopt the April 1, 2020, minutes with the changes:

- B.5. Revised to read as informal and closed to the public.
- C.1. Remove formatting (ie. red text) from The Hive deliberation.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

P. Adams provided the synopsis for Telus World of Science project.
J. Mills left the meeting due to a conflict with this project.

C. Li provided the synopsis for 10826 - 98 Street

S. Buccino provided synopsis for the Commercial Building (109 / 70 Ave)

N. Shah provided synopsis for Llew Lawrence LRV Storage Facility
A.Zepp and A. Benoit left the meeting due to conflicts with this project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. Telus World of Science (Development Permit)

Michael Corpuz - DIALOG

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

B.3. 10826 98 Street (Development Permit)

Kevin Tischer

-BREAK-

B.4 Commercial Building (Development Permit)

David Brookes - Kumar

INFORMAL PRESENTATIONS (Closed to the Public)

B.5 Llew Lawrence LRV Facility (Development Permit)

Gary Wu - Stantec

A.Zepp and A. Benoit remained in the meeting but did not take part, due to a conflict with this project.

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 Telus World of Science (Development Permit)

Michael Corpuz - DIALOG

MOTION: A.Benoit

Motion of support with conditions

- **While the Committee feels the form, mass and materiality of the building is generally appropriate and sympathetic to the original building.**
- **The location of the new building entrance has a weak architectural expression, and the overall entry sequence from the parking is underwhelming and lacks definition, legibility and visual and thematic interest (ie. water)**
- **The landscape development is lacking. The overall landscape strategy is overdesigned and poorly composed, with a lack of thematic continuity with the building program and expression, and the open space areas (ie. entrance forecourt) for gathering lack a scale and stature appropriate to the architecture.**
- **It is important that the building and site lighting strategy bring continuity to the overall building and site development**

SECONDED: D. Brown

CARRIED

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

C.2 10826 98 Street (Development Permit)

Kevin Tischer

MOTION: M. Figueira

Motion of support

SECONDED: B. Nolan

DEFEATED

FOR THE MOTION: C. Holmes, M. Figueira, B. Nolan

AGAINST: A. Benoit, D. Brown, S. Kaznacheeva, J. Mills, W. Sims, A. Zepp

MOTION: W. Sims

Motion of support with conditions

- **Landscape is an important component of the project. Ensure minimum landscape requirements are met, and explore additional opportunities for additional consideration for site development (eg. edge conditions), streetscape interface, etc.**
- **There is an opportunity to explore higher quality landscaping materials and finishes**
- **Consider increasing transparency at ground floor / streetscape animation**

SECONDED: D. Brown

CARRIED

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

AGAINST: A. Benoit, M. Figueira

C.3 Commercial Building (Development Permit)

David Brookes - Kumar

MOTION: M. Figueira

Motion of Support with Conditions

- **Design requires additional refinement of NW corner and north facade abutting 70 Avenue. Maximize permeable and ground-floor activity to promote streetscape animation**
- **Rear facade - additional glazing, lighting, etc., to contribute to safety within the alley / parking**
- **Additional refinement of parking area to accommodate / coordinate waste collection area (eg. remove enclosure around molok), transformer, power pole.**
- **Additional refinement of the planting design is required.**

SECONDED: B. Nolan

CARRIED

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

D. ADDITIONAL ITEMS

None

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts:

Regrets:

F. ADJOURNMENT

The meeting adjourned at 10:17pm

G. NEXT MEETING

Tuesday, April 21 at 4:00 p.m. conducted via Google Meet