



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: via Google Meet**

**Tuesday, Aug 17, 2021**

### **MEMBERS:**

J. Mills, Chair  
A. Benoit, Vice-Chair  
D. Brown, Vice-Chair  
D. Deshpande  
K. Dieterman  
M. Figueira  
S. Kaznacheeva  
K. Liu  
A. Zepp  
T. Ziola

### **PRESENT:**

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A. Benoit, Vice-Chair  
D. Brown  
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K. Dieterman  
M. Figueira  
S. Kaznacheeva  
K. Liu  
A. Zepp  
T. Ziola

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Planning and Economy Department, Lead Urban Designer  
E. Voutchkov, Urban Planning and Economy Department, Principal Urban Designer  
S. Buccino, Urban Planning and Economy Department, Development Planner  
P. Adams, Urban Planning and Economy Department, Development Planner  
C. Li, Urban Planning and Economy Department, Development Planner

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## **A. CALL TO ORDER AND RELATED BUSINESS**

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

A. Benoit called the meeting to order at 4:04 p.m.

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

MOTION: D. Brown

Motion to adopt the Aug 17, 2021 Agenda

SECONDED: K. Liu

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**CARRIED**

FOR THE MOTION: A. Benoit, D. Brown, K. Dieterman, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

M. Figueira joined the meeting at 4:08 pm.

**A.3. ADOPTION OF MINUTES - AUG 3, 2021 REGULAR MEETING**

MOTION: D. Brown

Motion to adopt the Aug 3, 2021 Minutes.

SECONDED: A. Benoit

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**CARRIED**

FOR THE MOTION: D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp

ABSTAIN: A. Benoit, T. Ziola

**B. PROJECT SYNOPSES (Closed to the Public)**

**B.1 The Orange Hub Rehabilitation Phase II (for DP)**

Carol Belanger - City of Edmonton

S. Buccino provided a summary of the project.

**B.2 Station Park Phase 1 (for DP)**

Chris Dulaba - Beljan Development

P. Adams provided a summary of the project (on behalf of Imai Welch).

**B.3 Winspear Expansion – phase 2 (for DP)**

Joe Tkalcic - TBDArch

A. Zepp and K. Liu declared conflicts of interest and left the meeting during the Synopses of this project.

C. Li provided a summary of the project (on behalf of C. Louie).

## **C. APPLICATIONS / DELIBERATIONS**

Note: to accommodate a request from a Committee member, deliberations took place immediately following each presentation.

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

#### **C.1. The Orange Hub Rehabilitation Phase II (for DP)**

Carol Belanger - City of Edmonton

J. McKenna (GH3) provided a summary of the project.

#### **C.2. 103 Street Streetscape (100 St - 101 St)**

Ali Alou - City of Edmonton

### **BREAK (00:20)**

#### **C.3. Station Park Phase 1 (for DP)**

Chris Dulaba - Beljan Development

Chris Dulaba (Beljan Development) and Chris Woodroffe (Hodgson, Schilf, Evans Architects) provided a summary of the project.

#### **C.4. Winspear Expansion – phase 2 (for DP)**

Joe Tkalcic - TBDArch

A. Zepp and K. Liu remained in the meeting during the presentation of this project but did not participate in the discussion due to a conflict.

Joe Tkalcic provided a summary of the project.

## **D. COMMITTEE DELIBERATIONS (Closed to the Public)**

Note: Deliberations took place in a different order than as approved in the Agenda.

#### **D.1. The Orange Hub Rehabilitation Phase II (for DP)**

Carol Belanger - City of Edmonton

MOTION: D. Brown

#### **Motion of non-support**

**The Committee found that the presented design fell short of reaching the design objectives expressed in the presentation, in terms of how the ground floor**

**programming and choice of cladding materials enriches and responds to the existing urban context. In particular:**

- **Despite the temporary uses proposed for the ground floor, the Committee is concerned that the allocation of this level entirely for parking (with no opportunity for leasable commercial space) does not adequately create an active ground floor edge / interface that will support the outdoor gathering space.**
- **The design does not provide sufficient detail about the west facade, the future integration of public art, and the interface with the streetscape.**
- **While chain link addresses design criteria related to ventilation, security, and a readily obtained material, it carries negative connotations at odds with the community's efforts at redevelopment and reinvestment; it does not enhance or integrate with the surrounding built-form and neighbourhood context; it does not promote existing and future streetscape integration and activation; it does not provide a durable and easily maintained product.**

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: A. Benoit, D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

## **D.2 103 Street Streetscape (100 St - 101 St)**

Ali Alou - City of Edmonton

MOTION: D. Brown

### **Motion of support**

**While the Committee supports the project, the Committee notes that as the first shared street in downtown Edmonton it is unfortunate that the value engineering process has necessitated the selection of an asphalt road surface. The Committee encourages the City to pursue alternative materials - including pavers or concrete - to create a continuous pedestrian environment typical of a shared street.**

SECONDED: A. Benoit

**CARRIED**

FOR THE MOTION: A. Benoit, D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

## **D.3. Station Park Phase 1 (for DP)**

Chris Dulaba - Beljan Development

MOTION: D. Brown

### **Motion of support**

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION:-A. Benoit, D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, K. Liu, A. Zepp, T. Ziola

**D.4. Winspear Expansion – Phase 2 (for DP)**

Joe Tkalcic - TBD Architecture+Urban Planning

A. Zepp and K. Liu left the meeting at 8:38pm during the deliberations for this project due to a conflict of interest.

MOTION: D. Brown

**Motion of support**

**The Committee is pleased that the Applicant has made an effort to respond to previous recommendations of the Committee, and notes that the revised design creates a stronger ground level public realm interface at the southeast corner of the site.**

SECONDED: K. Dieterman

**CARRIED**

FOR THE MOTION:-A. Benoit, D. Brown, K. Dieterman, M. Figueira, S. Kaznacheeva, T. Ziola

**E. ADDITIONAL ITEMS (Closed to the Public)**

**E.1. Standards and Procedures Update**

- Administration provided a brief update on the Standards and Procedures; namely, that the new EDC Bylaw would be presented to Council's Urban Planning Committee on August 24, 2021.

**F. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Sep 7, 2021)**

William Hawrelak Park Rehabilitation	Informal	Tim Smith - MBAC
Oliver - 122 Street Development (Rezoning to DC2)	Informal	Ian Morgan - Next Architecture
Ever Square (Rezoning to DC2)	Informal	Sylvia Summers - Stantec
Oliver West Mixed-Use Development (for DP)	Formal	Anne Hujber - Hodgson Shilf Evans Architects

Conflicts: A. Zepp (Ever Square)

Regrets: A. Zepp

**G. ADJOURNMENT**

The meeting adjourned at 8:42 pm.

**H. NEXT MEETING**

**Regular Meeting Tuesday, Sep 7, 2021 at 4:00 p.m.** located via Google Meet