



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: via Google Meet**

February 16, 2021

### **MEMBERS:**

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

### **PRESENT:**

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

### **ALSO IN ATTENDANCE:**

C. Lee, Urban Form and Corporate Strategic Development, Senior Urban Designer  
A. Oum, Urban Form and Corporate Strategic Development, Planning Technician  
K. Yeung, Urban Form and Corporate Strategic Development, Development Officer  
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer  
S. Buccino, Urban Form and Corporate Strategic Development, Development Officer  
A. McLellan, Urban Form and Corporate Strategic Development, Development Officer

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

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

J. Mills called the meeting to order at 4:02 p.m.

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

MOTION: D. Brown

Motion to adopt the February 16, 2021 Agenda with the following change:

Defer item E.1 moved until March 2, 2021 meeting

SECONDED: T. Antoniuk

**CARRIED**

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

**A.3. ADOPTION OF MINUTES**

MOTION: D. Brown

Motion to adopt the February 2, 2021 Minutes.

SECONDED: A. Benoit

**CARRIED**

FOR THE MOTION: T. Antoniuk, A. Benoit, S. Kaznacheeva, J.Mills, A. Zepp, D. Deshpande, M. Figueira, D. Brown

ABSTAIN: B. Nolan

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

**B.1. Stadium Yards Phase 2 (Development Permit)**

Bruce McKenzie - NORR

K. Yeung provided a summary of the project.

**B.2. Ritchie Place (Development Permit)**

Tyler Jansen - RPK Architects

K. Bacon provided a summary of the project.

**B.3. Jasper 111 Façade Redevelopment (Development Permit)**

Ivan Au - Next Architecture

S. Buccino provided a summary of the project.

**B.4. 1932 by Bateman (Rezoning)**

Ivan Au - Next Architecture

A. McLellan provided a summary of the project.

T. Antoniuk left the meeting due to a conflict with this project.

## **C. APPLICATIONS**

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

#### **C.1. Stadium Yards Phase 2 (Development Permit)**

Bruce McKenzie - NORR

#### **C.2 Ritchie Place (Development Permit)**

Tyler Jansen - RPK Architects

**-BREAK (6:00 p.m.)**

#### **C.3 Jasper 111 Façade Redevelopment (Development Permit)**

Ivan Au - Next Architecture

#### **C.4 1932 by Bateman (Rezoning)**

Ivan Au - Next Architecture

T. Antoniuk left the meeting due to a conflict with this project.

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

#### **D.1 Stadium Yards Phase 2 (Development Permit)**

Bruce McKenzie - NORR

MOTION: M. Figueira

Motion of support with conditions

**The Committee recommends that the applicant consider the following:**

- **Providing designated barrier free pedestrian connection from 106 Ave to building entries and the west shared use path**
- **The Committee encourages and supports the removal of the existing/proposed fence along the shared use path**
- **Exploring other design solutions to provide delineation between private and public property and strategies for defensible spaces along the shared use path**

SECONDED: A. Benoit

**CARRIED**

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

ABSTAIN: W. Sims

**D.2 Ritchie Place (Development Permit)**

Tyler Jansen - RPK Architects

MOTION: D. Brown

Motion of support

**While the Committee supports the project, the Committee recommends that the applicant continues to work with Administration as lot grading is finalized to ensure this project realizes the public realm interfaces and outdoor amenity areas that have been presented in the EDC submission package.**

SECONDED: A. Benoit

**CARRIED**

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

**D.3 Jasper 111 Façade Redevelopment (Development Permit)**

Ivan Au - Next Architecture

MOTION: A. Zepp

Motion of support with conditions

**The Committee recommends that the Applicant consider the following:**

- **Further explore the definition of entries and individual commercial retail units.**
- **Based on the lack of information provided on surface treatments and urban realm integration along Jasper Avenue, the Committee recommends the Applicant define and/or refine paver patterning, stair and ramp details, and fascia finishes on retaining or structural walls while considering their relationships to the street interface**
- **Further improvement in the appearance of the retaining wall at the east corner of the site**

SECONDED: W. Sims

**CARRIED**

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

**D.4 1932 by Bateman (Rezoning)**  
Ivan Au - Next Architecture

T. Antoniuk left the meeting due to a conflict with this project.

MOTION: A. Benoit

Motion of support with conditions

**The Committee recommends that the Applicant work with Administration to:**

- **Further explore the application of fundamental design principles within the development regulations that relate to development components/options and the surrounding context. For example, development regulations should address and define ground-oriented, apartment and commercial frontages, flexibility in use, and their connection and interface with the public realm along 89th Avenue and 99th Street.**
- **Ensure commercial uses shall have seamless integration with the public realm**
- **Further define the improvements proposed to the public realm on 99th Street. For commercial or residential frontages along 99 Street, establish a criteria for the preferred public realm improvements - setbacks, landscaping, trees, and grading**
- **Increase the commercial setback along 89th Avenue to support potential patio or public space development**
- **Consider expanding the future opportunity for commercial use along 89th Avenue, similar to the commercial/residential identified along 99th Street.**
- **Coordinate surface parking configuration, quantity of parking stalls, and waste collection location to ensure that parking does not encroach on amenity area**

SECONDED: W. Sims

**CARRIED**

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

**E. ADDITIONAL ITEMS**

**E.1 EDC Policies and Procedures Update**

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

Conflicts: M. Figueira and D. Despande (conflict with Abbey Lane)  
Regrets: M. Figueira and D. Despande (will be arriving at 5pm)

**G. ADJOURNMENT**

The meeting adjourned at 9:47pm.

## **H. NEXT MEETING**

**Tuesday, March 2, 2021 at 4:00 p.m.** located via Google Meet