



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, June 18, 2019

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:

J. Mills
C. Holmes
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. McLellan, Urban Form and Corporate Strategic Development, File Planner
H. Vander Hoek, Urban Form and Corporate Strategic Development, Planning Student
E. Klapstein, Edmonton Design Committee Intern

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:00 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the June 18, 2019 Edmonton Design Committee meeting agenda was adopted with the addition of the following 'Additional Items':

D.1 Sub-Committee Terms of Reference

- D.2 Committee Retreat
- D.3 Ethical Guidelines

A.3. ADOPTION OF MINUTES

By consensus, the June 4, 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

H. Vander Hoek provided comments on the BLK 99 project.

A.McLellan provided comments on the 99 Street Apartment project.

No comments were provided on the 105 Ave Streetscape or the River Crossing project.

INFORMAL PRESENTATIONS (Closed to the Public)

B.2. 105 Ave Streetscape / 112 to 113 St Plaza

Linda Billey - City of Edmonton

B. Nolan left the meeting (to present on behalf of the applicant)

FORMAL PRESENTATIONS (Open to the Public)

B.3. River Crossing Business Plan

Erik Backstrom - City of Edmonton

A.Zepp and D. Deshpande remained in the meeting, but did not participate, due to conflicts with this project.

B.4. BLK99 (Rezoning)

Chris Dulaba - Beljan

B.5. 99 Street Apartments (Rezoning)

Ben Gardner - Gardner Architecture

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 River Crossing Business Plan

Erik Backstrom - City of Edmonton

MOTION: T. Antoniuk

Motion to Table

It is the opinion of the Committee that River Crossing represents a generational opportunity to thoughtfully develop one of the most historically significant sites in Edmonton. The Committee feels that at this time it has insufficient information to determine whether the proposed concept fully realizes this opportunity.

In particular, the Committee has noted that more information is needed regarding:

- Proposed staging - and rationale - including how the surrounding context and current / future city-building initiatives (eg. Touch the Water) have been considered and integrated.
- Proposed transportation strategy, including site access, parking and transit.
- How the proposed concept (and previous concepts) specifically achieves / balances the themes, objectives and 'big ideas' proposed for River Crossing.
- The political context and sensitivities related to River Crossing.
- How the future decommissioning of the Water Treatment Plant and Generating Station has been envisioned in this plan.
- The land use framework as a reflection of current land development economics. More information is required on the economic viability of the plan, and the roles, responsibilities and composition of the Business Advisory Group.

SECONDED: B. Nolan

CARRIED

FOR THE MOTION: A.Benoit, D. Brown, T. Antoniuk, C. Holmes, J. Mills, B. Nolan

AGAINST: S. Kaznacheeva

C.2 BLK99 (Rezoning)

Chris Dulaba - Beljan

MOTION: T. Antoniuk

Motion of Support with Conditions.

The Committee recommends the Applicant continue to work with Administration on the following:

- Ensuring the commercial podium on 99 Street is pedestrian friendly and hospitable.
- Effectively integrating the grade change as part of the public realm interface.
- Including in the DC regulation a reference to Section 55 of the Zoning Bylaw and / or appropriate tree planting requirements.
- Incorporating tree planting on 99 Street (either on private or public land).
- Including in the DC regulation references to articulation and other means to ensure privacy and minimize overlook (particularly to the east).

- Exploring opportunities for additional upper level setbacks to reduce the visual impact of the building.
- Refining the design and the DC regulation to incorporate additional articulation to reduce building massing, including modulating the facade through projections and recesses.
- Including in the DC regulation clarification on how commercial uses interface with residential uses along 90 Avenue, both east and south of the site.
- Ensure regulations include references to high quality, durable materials.
- Refine generic regulations (eg. related to glazing, fencing, etc) as necessary to reflect specific site circumstances.

SECONDED: B. Nolan

CARRIED

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

C.3 99 Street Apartments (Rezoning)

Ben Gardner - Gardner Architecture

MOTION: D. Brown

Motion of Non-Support.

The Committee notes that the submission is lacking a complete DC2 regulation detailing such items as urban integration and street orientation, grade changes, and community amenity contributions.

In addition, in the opinion of the Committee the following planning and design decisions should be fundamentally reconsidered:

- The grade change along the 99 Street frontage, limiting access and activation.
- The location of commercial uses on 83 Avenue as opposed to 99 Street.
- The location and recessed placement of the residential entry, compromising prominence and safety.

SECONDED: A. Zepp

CARRIED

FOR THE MOTION: A. Benoit, D. Deshpande, A. Zepp, D. Brown, T. Antoniuk, C. Holmes, J. Mills, B. Nolan

AGAINST: S. Kaznacheeva

D. ADDITIONAL ITEMS

D.1 Sub-Committee Terms of Reference

Referred to next meeting

D.2 Committee Retreat

ACTION: Committee members to indicate availability on shared spreadsheet by EOD Thursday June 20.

D.3 Ethical Guidelines

DISCUSSION:

In 2009 EDC approved guidelines for Committee members. The majority of members have received the guidelines; new members have not.

ACTION:

Administration to send 2009 Guidelines to all members, with an area to acknowledge (i.e. date and sign).

A.Zepp and D. Deshpande left the meeting at 9:10 pm

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: C. Holmes, D. Deshpande

Conflicts: J. Mills (J123)

F. ADJOURNMENT

The meeting adjourned at 10:20 p.m.

G. NEXT MEETING

Tuesday, July 2, 2019 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).