



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, March 3, 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, 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

ALSO IN ATTENDANCE:

P. Spearey, City Planning, Lead Urban Designer
S. Carlyle, Planning Coordination, File Planner
K. Yeung, Development Services, Development Officer

A.1. CALL TO ORDER

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

A.2. ADOPTION OF AGENDA

By consensus, the March 3, 2020 Edmonton Design Committee meeting agenda was adopted.

A.3. ADOPTION OF MINUTES

By consensus, the February 18, 2020, Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

K.Yeung provided a summary of the 10 Unit QM Development.

S.Carlyle provided a summary of the Sedona Multi-Unit Development
J.Mills left the meeting during this synopsis due to a conflict with the project.

P.Spearey provided a summary of the Dhaliwal 83 Ave project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. 10 Unit QM Development(Development Permit)

Eric Lobo - Wolf Development

INFORMAL PRESENTATIONS (Closed to the Public)

B.3. Dhaliwal 83 Avenue (Development Permit)

Rosa Yazdani - Gardner Architecture

- **BREAK (30 minutes)** -

B.3. Sedona Multi-Unit Development (Rezoning)

Belinda Morale Smith - DIALOG

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

C COMMITTEE DELIBERATION

C.1. 10-Unit QM Project (Development Permit)

Eric Lobo - Wolf Development

MOTION: A. Benoit

Motion of Non-Support

While the Committee is supportive of the overall concept for this project, a number of critical design elements and considerations have not been adequately resolved (see below). As a result, the project requires considerable design refinement, and in

doing so, the Applicant is encouraged to review and respond to the EDC Principles of Urban Design.

- Key details are missing and / or lack refinement; eg. garbage enclosure, railing, etc.
- Inconsistency between drawings (eg. elevations and renders, civil and landscape plans).
- Exterior materials discussed at the presentation (eg. residential vinyl siding) deviate from the submitted package and are not consistent with the architectural expression of the building as described by the Applicant.
- Incorporation of electrical and mechanical systems have not been adequately addressed. If rooftop or exterior mechanical units are proposed, consideration of how these units will be integrated and / or screened is needed to minimize their visual impact on the streetscape.
- Secure, internal bike parking should be considered.
- Consider widening sidewalks, and incorporating signage or other architectural features to identify and direct visitors to side and rear entries.
- Consider modifying the landscape treatment along the north elevation; eg. replacing mulch with landscaping or another treatment that is more appropriate and welcoming for the side entries and more consistent with what is proposed for the south elevation.
- Placement of windows on each side facade will need to respond to the adjacent buildings, eg. to reduce overlook.

The Committee also notes that the project could have benefitted from an Informal Pre-consultation.

SECONDED: J.Mills

CARRIED

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

F. ADDITIONAL ITEMS

F.1 Policies and Procedures Update

Administration provided a brief update on the Policies and Procedures Review, including the upcoming schedule for engagement with external stakeholders.

Administration to provide an updated overview of the proposed recommendations / actions at the March 17 meeting.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Conflicts: A. Benoit, C. Holmes (Strathearn Heights)

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 8:14 p.m.

G. NEXT MEETING

Tuesday, March 17 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).