



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, November 5, 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:**

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

### **ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer  
C. Li, Urban Form and Corporate Strategic Development, Development Officer  
P. Adams, Urban Form and Corporate Strategic Development, Development Officer  
S. Carlyle, Urban Form and Corporate Strategic Development, File Planner

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### **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 November 5, 2019 Edmonton Design Committee meeting agenda was adopted with the following addition:

Add D.1. Finalize EDC Subcommittee TOR

### **A.3. ADOPTION OF MINUTES**

By consensus, the October 15, 2019 Edmonton Design Committee minutes were adopted.

## **B. APPLICATIONS**

### **B.1. PROJECT SYNOPSES**

S. Carlyle provided comments on the Jasper Gates rezoning project.

C. Li provided comments on the Milner Building project. T. Antoniuk and C. Holmes left the meeting due to a conflict with this project.

P Adams provided comments on the 10880 98 Street project.

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

#### **B.2. Jasper Gates (Rezoning / Formal)**

Anna Moir - Stantec

#### **B.3. Milner Building (Development / Formal)**

Damir Blazeka- Stantec

T. Antoniuk and C. Holmes remained in the meeting, but did not take part in the meeting, due to conflicts with the project.

**-BREAK-**

#### **B.4. 10880 98 Street (Development / Formal)**

Songlin Pan - SPAN Architecture

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

### **C.1 Jasper Gates (Rezoning / Formal)**

Anna Moir - Stantec

MOTION: A.Benoit

Motion of support with conditions

**The Committee recommends that the Applicant further work with Administration to advance and refine a master plan vision for the site, with consideration of the City of Edmonton Transit Oriented Design Guidelines. In particular, the Committee notes the following elements require additional development:**

- **Size, configuration and integration of the proposed transit plaza. In the opinion of the Committee the plaza is not large enough for this scale of development**
- **Phasing and integration of the proposed public space amenity, including commitment of built amenity area per phase**
- **Amount of publicly accessible vs. private open space amenity relative to build-out**
- **Pedestrian connectivity into and through the site (eg. from corners)**
- **Better definition of block areas A, B, C, D, including building massing (and identifying maximum FAR and massing relative to site coverage)**
- **Street sections with streetwall and building setbacks / stepbacks more clearly defined**
- **Provision of primary parkade entrance locations**
- **Building entrances more clearly defined- particularly along Stony Plain Road and abutting the proposed transit plaza**
- **References for building materials (eg. high quality, durable) in the DC regulation**
- **A requirement for subsequent phases of this project to be reviewed by the EDC at the development permit stage(s)**

**The Committee had some difficulty reviewing this submission due to its lack of detail. To this end, the Committee recommends that Administration develop specific submission requirements for these types of large-site redevelopment projects.**

**Furthermore, the Committee recommends that for these types of large-site redevelopments projects, that the corresponding Development Permit(s) be reviewed by the Edmonton Design Committee.**

Seconded: J. Mills

**CARRIED**

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

AGAINST: D. Deshpande, M. Figueira, T. Antoniuk

T. Antoniuk and C. Holmes left the meeting (8:36pm)

## **C.2 Milner Building (Development / Formal)**

Damir Blazeka- Stantec

T. Antoniuk and C. Holmes left the meeting due to conflicts with the project.

MOTION: W. Sims

Motion of Support

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: W. Sims, M. Figueira, S. Kaznacheeva, A. Benoit, D. Deshpande

AGAINST: J. Mills, D. Brown

**C.3 10880 98 Street (Development / Formal)**

Songlin Pan - SPAN Architecture

MOTION: D. Brown

**The Committee recommends that the Applicant work with Administration to evolve the form and function of the proposed landscape with respect to:**

- **Plant species selection and location;**
- **The screening of the waste collection area;**
- **Winter city design and climate appropriateness; and**
- **Visual massing and texture of plant material**

SECONDED: C. Holmes

**CARRIED**

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

**D. ADDITIONAL ITEMS**

**D.1. EDC Subcommittee TOR**

MOTION: J. Mills

Motion to adopt Policies and Procedures Review Subcommittee Terms of Reference, revised May 30 2019.

SECONDED: D. Brown

**CARRIED**

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

**D.2. Proposed EDC Procedural Changes**

MOTION: W. Sims

That the agenda for November 19 include the review of procedural changes identified at the EDC retreat in July 2019.

SECONDED: J. Mills

**CARRIED**

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

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

Conflicts:     Open Sky (Marcelo, Carma)  
                  The Willow (Wes, Marcelo, Carma)

Regrets:       None

**F. ADJOURNMENT**

The meeting adjourned at 8:52 p.m.

**G. NEXT MEETING**

**Tuesday, November 19, 2019 at 4:00 p.m.** located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).