



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, November 6, 2018

MEMBERS:

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

PRESENT:

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

ALSO IN ATTENDANCE:

P. Spearey, City Planning
C. Li, Development Services
N. Shah, Development Services
S. Lee, City Planning
L. Cormier, City Planning

A.1. CALL TO ORDER

A. Zepp called the meeting to order at 4:01 p.m.

A.2. ADOPTION OF AGENDA

Without objection, the November 6, 2018 Edmonton Design Committee meeting agenda was adopted.

A.3. ADOPTION OF MINUTES

Without objection, the October 16, 2018 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B. 1. PROJECT SYNOPSES

C. Li provided comments on Fort Edmonton Park Entry.
A Zepp and C. Holmes left the meeting due to conflicts.

N. Shah provided comments on Peters Drive-in.

S. Lee provided comments on 108 Street + Jasper Avenue
M. Figueira and J. Mills left the meeting due to conflicts.

C. Li and L. Cormier provided comments on Manchester Square.

P. Spearey provided comments on Hat @ Oliver

FORMAL PRESENTATION (Open to the Public)

B.2. Fort Edmonton Park Entry (Development Permit)

Carol Belanger - City of Edmonton

B.3. Peter's Drive-In (Development Permit)

Cody Lyzenga - Berry Architecture

- BREAK -

INFORMAL PRE-CONSULTATIONS (Closed to the Public)

B.4. 108 Street & Jasper Avenue (Rezoning)

Evan Joyes - ParioPlan

B.5. Manchester Square (Development Permit)

Ben Gardner - Gardner Architecture

B.6. Hat @ Oliver (Development Permit)

Christiaan Odinga - NORR

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1. Peter's Drive-In (Development Permit)

Cody Lyzenga - Berry Architecture

MOVED: D. Brown

Motion of support with conditions

SECONDED: R. Labonte

It is recommended that the Applicant continue to work with Administration to:

- Provide a suitable landscape plan which meets the zoning requirements of the site.
- Reconsider fencing along the north and south property lines, with the intent of improving north-south connectivity.
- Reconsider the design (including materiality, colour) of the railing surrounding the proposed patio adjacent to the easternmost building.
- Reconsider the finish of the garbage enclosures.

CARRIED

FOR THE MOTION: R. Labonte, T. Antoniuk, S. Kaznacheeva, D. Brown, B. Nolan, J. Mills, D. Deshpande, A. Zepp

OPPOSED: M. Figueira

C.2. Fort Edmonton Park Entry (Development Permit)

Carol Belanger - City of Edmonton

A. Zepp and C. Holmes left the meeting due to a conflict.

M. Figueira assumed the role of Chair for the remainder of the meeting.

MOVED: D. Brown

Motion of non-support

SECONDED: B. Nolan

As noted by the Applicant, significant value engineering has occurred with this project and the original design narrative, which is supported by the Committee, has been significantly weakened.

Key concerns and considerations include:

- Palisade - the extent and spacing of palisade elements has changed; the gesture has become too thin and no longer captures the poetic intent of the project as illustrated in the pre-consultation package.
- Palisade components - there is a concern over the choice of materials, the execution of the palisade elements and their long-term weathering. The Committee also notes that in some locations the palisade elements may become climbable and therefore unsafe.
- The cantilevered element at the entry / exit point now appears visually bulky and unresolved.
- With the play area and water feature removed, it is unclear if the programmatic needs of the remaining plaza space require the size indicated.
- Landscape features and treatments (including the continued use of cast-in-place benches, the ante-plaza area, and the extensive unit paving and soft landscaping) could be reconsidered and / or reduced with savings to the budget directed elsewhere.

CARRIED

FOR THE MOTION: R. Labonte, M. Figueira, T. Antoniuk, S. Kaznacheeva, D. Brown, B. Nolan, D. Deshpande, J. Mills

D. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: None

Conflicts: A.Zepp, C. Holmes - Garneau 109 St / 79 Ave
 D. Brown - Bonnie Doon
 J. Mills - Mackenzie Tower

E. ADJOURNMENT

The meeting adjourned at 10:15 p.m.

F. NEXT MEETING

Tuesday, November 20 , 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).