



EDMONTON DESIGN COMMITTEE MINUTES

**Location: Google Meet
Tuesday, April 7, 2026**

MEMBERS:

C. Dorward, Chair
N. LaMontagne, Vice-Chair
J. Mills, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
R. Subramanian
S. Gibson

PRESENT:

C. Dorward, Chair
N. LaMontagne, Vice-Chair
J. Mills, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman

M. Tindall
N. Pryce

S. Gibson

ALSO IN ATTENDANCE:

Councillor M. Janz, EDC Council Advisor
E. Voutchkov, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bacon, Urban Planning and Economy Department, Planner
N. Zazula, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

C. Dorward called the meeting to order at 4:02p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the April 7, 2026 Agenda.

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the March 17, 2026 Minutes

SECONDED: J. Mills

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: C. Dorward

That the Edmonton Design Committee meet in private pursuant to Section 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item B.1.

SECONDED: S. Gibson

The motion passed unanimously.

Edmonton Design Committee met in private at 4:06p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: J. Mills

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:38p.m

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 Falcon 2 (DP)

Ben Kennedy - ARC Studio

Motion of Support: D. Brown

Seconded: J. Mills

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the following:

- With reference to the key descriptors (Walkable, Dynamic, Street Activity, Outdoors Patio's, Commercial Street, Interface, Vibrant, Event Flexible, etc.) provided in the design narrative, further design refinement should be considered with respect to creating more prominent patio/gathering/commercial spill-out space along 104 Street and 100 Avenue frontages, rather than a space predominantly dedicated to bicycle parking.
- Quality products and materials should be selected in the design development of the third floor outdoor amenity space to visually integrate the space as seen from street level and surrounding towers.

For the Motion: D. Brown, J. Monfries, N. LaMontagne, N. Pryce, M.Tindall, J. Mills, G. Freer, C. Dorward, K. Dietermann

Against the Motion: None

Obstained: S. Gibson

CARRIED

M. Janz joined the meeting at 5:15 pm and left at 5:21 pm.

C.2 109 Avenue Multi-unit housing (DP)

Abhi Agrawal - SATT Associates

Motion of Non-support: N. Pryce

Seconded: D. Brown

While the Committee supports this development in principle, there are a number of items that require significant review and refinement:

- Consider refinement to the architectural design of the units with respect to articulation, massing, increased fenestrations (windows/natural light) and sizing, material use and coverage, colour, etc, on all building sides. Consider how the building massing wraps the corner at the intersection of 114 Street and 109 Ave.
- Consider removable grate covers for window wells adjacent to sidewalks to address pedestrian safety and year-round maintenance (e.g., snow removal).
- Consider the design, form, function, accessibility, and definition of exterior spaces for each unit and common amenity space to establish a more cohesive site and enhance the interface with 109 Avenue and 114 Street and neighbourhood.

The Committee notes that this project would have benefited from an informal presentation.

For the Motion: D. Brown, J. Monfries, N. LaMontagne, N. Pryce, M. Tindall, G. Freer, C. Dorward, K. Dietermann, S. Gibson

Against the Motion: None

J. Mills was not able to vote due to technical issues.

CARRIED

S. Gibson left the meeting at 5:59 p.m.

C.3 10540 112 Street Multi-unit housing (DP)

Michael Limson - KP Architecture

Motion of Support: J. Mills

Seconded: D. Brown

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Ensure the viability of proposed landscape development in courtyard and building perimeter areas with respect to appropriate topsoil depths and related aspects of grading/retaining to maintain barrier-free accessibility and amenity space form and function within these areas.
- Consider the further pedestrianization, (e.g., soft and hard landscape, site furnishings, and features (e.g., lighting, gateway/visual markers, shelters, etc)) of internal roads to emphasize shared use, connectivity, and overall development aesthetics.

For the Motion: D. Brown, J. Monfries, M.Tindall, G. Freer, J. Mills, C. Dorward,

Against the Motion: N. LaMontagne

CARRIED

N. Pryce left the meeting at 6:13 p.m.

K. Dietermann left the meeting at 6:59 pm

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, April 21, 2025

Regrets: None

F. ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

G. NEXT MEETING

Tuesday, April 21, 2026 at 4:00p.m.