



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: Google Meet  
Tuesday, May 5, 2026**

### **MEMBERS:**

C. Dorward, Chair  
N. LaMontagne, Vice-Chair  
G. Freer  
J. Monfries  
K. Dieterman  
M. Tindall  
N. Pryce  
S. Gibson  
A. Rooke  
M. Carbert  
A. Jhaver  
K. Pawlina

### **PRESENT:**

C. Dorward, Chair  
N. LaMontagne, Vice-Chair  
G. Freer  
  
K. Dieterman  
M. Tindall  
N. Pryce  
S. Gibson  
A. Rooke  
M. Carbert  
A. Jhaver  
K. Pawlina

### **ALSO IN ATTENDANCE:**

E. Backstrom, Urban Planning and Economy Department, EDC Administration  
E. Voutchkov, Urban Planning and Economy Department, EDC Administration  
W. Sims, Urban Planning and Economy Department, EDC Administration  
R. Lipka, Urban Planning and Economy Department, EDC Administration  
J. Angeles, Urban Planning and Economy Department, Planner

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## **A. CALL TO ORDER AND RELATED BUSINESS**

### **A.1. CALL TO ORDER**

C. Dorward called the meeting to order at 4:06p.m.

**A.2. ADOPTION OF AGENDA**

MOTION: C. Dorward

Motion to adopt the May 5, 2026 Agenda.

SECONDED: N. Pryce

The motion passed unanimously.

**A.3. ADOPTION OF MINUTES**

MOTION: C. Dorward

Motion to adopt the April 21, 2026 Minutes

SECONDED: M. Tindall

**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: N. Pryce

The motion passed unanimously.

Edmonton Design Committee met in private at 4:09 p.m.

**C. APPLICATIONS**

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

Edmonton Design Committee met in public at 4:37 p.m.

**C.1 16:30 Residential Multi-unit at 10827 84 Avenue NW (DP)**

Jeff Shen - Jeff Shen Architect

Motion of Support: G. Freer

Seconded: S. Gibson

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

- Consider harking back to the existing heritage building on site that is to be demolished. Perhaps reuse some of the existing elements in the project, or consider replacing the accent orange colour to reference the exterior colour(s) of the existing heritage building. Consider adding textural cladding that reflects the existing and historical context.
- Consider the accent exterior materials utilized on the vertical surfaces and their placements on the building elevations.
- Consider changing steps within the parkade to bike parking to ramps to allow for easier access,
- As renders do not match landscape plans regarding planter heights and relationship to the building and sidewalk, it makes it difficult to assess their impact on the unit inside and pedestrian experience. Consider alternative screening / planting strategies to provide better connectivity of the building to the surroundings, and enable more appropriately sized amenity areas for residents.

**For the Motion:** C. Dorward, N. LaMontagne, G. Freer, K. Dieterman, M. Tindall, N. Pryce, S. Gibson, A. Rooke, M. Carbert, A. Jhaver, K. Pawlina

**Against the Motion:** None

**CARRIED**

**C.2 17:30 The Terrace - Edmonton (DP)**

Richard Innes - Gardner Architecture

Motion of Support: N. Pryce

Seconded: M. Tindall

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

- Consider projecting the building entrance canopy with building signage further east to improve legibility and provide additional weather protection at the entrance.
- Consider providing some seating, small scale gathering areas, or other elements that would provide some amenity for the residents in the west courtyard. Optimize location of these elements to take advantage of solar exposure, particularly during shoulder seasons.

**For the Motion:** C. Dorward, N. LaMontagne, G. Freer, K. Dieterman, M. Tindall, N. Pryce, S. Gibson, A. Rooke, M. Carbert, A. Jhawer,

**Against the Motion:** None

**CARRIED**

K. Pawlina left the meeting at 5:41 pm.

**C.3 18:30 The Quarters - Student Housing (DP)**

Norman Kloever - Dub Architects

Motion of Support: N. Pryce

Seconded: M. Tindall

The Committee welcomes this proposed development, and supports the request for a variance to enable the stairwells. In the interest of ensuring a high standard of urban design the Committee recommends the Applicant:

- Review potential CPTED concerning areas, including the bicycle storage within the SW alcove.
- Consider revising the north and south elevations painted cement board finish to a darker colour to complement the photovoltaic installation on the south elevation.
- Consider the use of coloured PV modules to continue the language of the coloured glass elements on the east and west elevations.
- Consider creating more design interest on the northern elevation blank wall by exploring adding windows or the inclusion of a mural/public art.
- Consider the utilization of a vestibule along the south elevation to provide thermal comfort and assist in highlighting the building entrance.

**For the Motion:** C. Dorward, N. LaMontagne, G. Freer, M. Tindall, N. Pryce, S. Gibson, A. Rooke, M. Carbert, A. Jhawer

**Against the Motion:** None

**CARRIED**

K. Dieterman left the meeting at 7:09 pm.

**C.4 19:30 The 109 Street Collective (DP)**

Mario Palazzo - Palazzo Development

Motion of Non-Support: S. Gibson

Seconded: M. Tindall

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

- Review the building massing, detailing and articulation. The east elevation appears over-designed, and the west elevation under-designed. The building should address its corner orientation along 109th street and 79th ave together.
- Consider relocating the bike parking away from main floor bedroom windows.
- Consider providing additional separation between the tenant patios adjacent to the main entrance.
- Consider adding shrub planting along the north wall.

**For the Motion:** N. LaMontagne, G. Freer, M. Tindall, N. Pryce, S. Gibson, A. Rooke, M. Carbert, A. Jhawer

**Against the Motion:** C. Dorward

**CARRIED**

**D. OTHER BUSINESS**

Current and new EDC members introduced themselves, identifying what organizations they represented and highlighting their professional background and expertise. The EDC Admin provided details of the onboarding process, including the necessary forms for new members to fill out. The existing Committee members offered support to the new members in the form of a “buddy” system or, upon request, a separate Q&A meeting outside of the regular EDC meetings.

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, May 19, 2025**

**Regrets:** K. Pawlina

**F. ADJOURNMENT**

The meeting was adjourned at 8:27 p.m.

**G. NEXT MEETING**

**Tuesday, May 19, 2026 at 4:00p.m.**