



EDMONTON DESIGN COMMITTEE MINUTES

**Location: Google Meet
Tuesday, Aug 4, 2026**

MEMBERS:

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

PRESENT:

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

ALSO IN ATTENDANCE:

E. Voutchkov, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, EDC Administration
Imai Welch, Urban Planning and Economy Department, Development Planner
Kirk Bacon, Urban Planning and Economy Department, Development Planner
Cindy Li, Urban Planning and Economy Department, Development Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

N. LaMontagne called the meeting to order at 4:03p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the Aug 4, 2026 Agenda, with the suggested addition.

SECONDED: N. Pryce

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the Jul 21, 2026 Minutes

SECONDED: K. Pawlina

A.4 REQUESTS TO SPEAK

None.

A.5 PROJECT CONFLICTS

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.

SECONDED: M. Tindall

The motion passed unanimously.

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

Aman Jhaver joined the meeting at 4:36 pm.

C. APPLICATIONS

FORMAL APPLICATIONS (Open to the Public)

MOTION: C. Dorward

That the Edmonton Design Committee meet in public pursuant to Section 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item C1.

SECONDED: N. Pryce

The motion passed unanimously.

Edmonton Design Committee met in public at 4.43 p.m.

C.1 95 Street Clinic & Housing (DP)

Jacquelyn Skeffington - CONCEPT PLUS Architecture + Engineering

Motion of Non-Support: N. Pryce

Seconded: S. Gibson

While the Committee supports this development in principle, to obtain the support of EDC it is strongly recommended that the Applicant:

- Review the use of the amenity area, given how separated it is from the main entry of the building as it is accessible only through the parking lot and stairwell. Currently does not feel integral to the building and accessible to residents.
- Consider the prominence and presence of the main resident entrance. Having the entrance face 103A Avenue and open directly into the lobby space may help improve the visibility, safety, and function.
- The building's core service areas (staircase well, elevator) are lost in the overall design. They would be more effective if they were more centrally located and accessible directly from the main street entrances.
- Consider the building massing and material usage. The project may benefit from reducing the variety of materials and colours being utilized.
- Review the design, functionality, access, lighting, and location of the outdoor amenity spaces.

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

Against the Motion: None

Abstained: A. Rooke

CARRIED

C.2 Whyte Residential Building (DP)

Sabrina Keichinger - MillBree Architect Art & Design

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 to:

- Confirm and clarify the design of the above-grade planters throughout the site and integration with the underground parkade design. Current renders and elevations don't capture the potential obscuring of the main-floor glazing and amenity space that may occur with planters tall enough to support the vegetation.
- Review the overall extent of the gravel mulch on the landscaping plan as a surface material. Consider adding additional planters and vegetation.
- Consider relocating one of the rooftop amenity spaces to face Whyte Avenue, versus having both outdoor amenity decks face the alley and the parkade ramp.
- Consider adding additional windows on the north and east elevations to break up the monolithic material use of Hardie panels on these elevations.
- Consider enhancing overall lighting design. Implementing context-sensitive lighting could enhance its appeal by highlighting key architectural features and the landscaping along the main street frontage. Adding thoughtful lighting along both the main street and the rear side of the building, which faces the laneway, would not only bring more vibrancy to the space but also address potential concerns related to Crime Prevention Through Environmental Design (CPTED) on the rear side.

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

Against the Motion: None

CARRIED

C.3 Warehouse Block (DP)

Anne Hujber - HSEA

Motion of Support: S. Gibson

Seconded: M. Tindall

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

- Consider the inclusion of additional indoor amenity space to provide additional spaces for socialization and studying.

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

Against the Motion: None

CARRIED

D. OTHER BUSINESS

E. REGRETS for Aug 18, 2026

Regrets: None

F. ADJOURNMENT

The meeting was adjourned at 7:14 p.m.

G. NEXT MEETING

Tuesday, Aug 18, 2026 at 4:00p.m.