



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: Google Meet  
Tuesday, May 19, 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  
J. Monfries  
K. Dieterman  
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N. Pryce  
S. Gibson  
A. Rooke  
M. Carbert  
A. Jhaver  
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### **ALSO IN ATTENDANCE:**

E. Voutchkov, Urban Planning and Economy Department, EDC Administration  
W. Sims, Urban Planning and Economy Department, EDC Administration  
K. Bacon, Urban Planning and Economy Department, Development Planner  
Samantha Bucchino, Urban Planning and Economy Department, Development Planner  
Lailai Zhang, Urban Planning and Economy Department, Development 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 4:01p.m.

**A.2. ADOPTION OF AGENDA**

MOTION: C. Dorward

Motion to adopt the May 19, 2026 Agenda.

SECONDED: M. Carbert

The motion passed unanimously.

**A.3. ADOPTION OF MINUTES**

MOTION: C. Dorward

Motion to adopt the May 5, 2026 Minutes

SECONDED: S. Gibson

**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: G. Freer

The motion passed unanimously.

Edmonton Design Committee met in private at 4:04 p.m.

**C. APPLICATIONS**

**INFORMAL PRESENTATIONS (Closed to the Public)**

N. Pryce declared a potential conflict of interest with the next presenter. He abstained from discussion and comments during this presentation.

**C.1. Residential Multi-unit at 10241 123 St (DP)**

Jovie Phan - Averton

J. Monfries left the meeting at 5:10 pm.

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 C.2.

SECONDED: N. Pryce

The motion passed unanimously.

Edmonton Design Committee met in public at 5:15 p.m.

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

**C.2 Residential at 10368 - 92 Street (DP)**

Pere Bekederemo - Landev Architecture

Motion of Non-Support: N. Pryce

Seconded: G. Freer

While the Committee supports this development in principle, it noted significant concern that no actual site plan or complete landscape plan was provided, and that the renderings and plans did not align. This discrepancy prevented the Committee from verifying which design approach is being proposed. To obtain the support of EDC, it is strongly recommended that the Applicant:

- Renderings should reflect the actual surrounding urban context, such as adjacent buildings, streetscape, landscape, etc.
- Entrances to the main floor units currently blend in with the facade. Consider revising the door glazing, and consider more purposeful landscaping around the north unit entrances.
- Consider providing a patio/porch to encourage more eyes on the street and a more active streetscape on the ground floor.
- The main building entrance for the ground-floor units is lacking in transparency and does not have a strong connection to adjacent streets.
- Main building signage dominates and massing obscures the main building entrance. Consider revising the design, scale and scope of the signage.

- Provide a rendering at night showing elevation to better illustrate the lighting strategy for the building.
- Consider the inclusion of public art on the wing wall massing, or elsewhere on the site.

The Committee notes that it would have been beneficial for the applicant to submit for an informal meeting to enable input from the Edmonton Design Committee prior to making a decision and enabling the applicant to make changes to address the concerns.

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

**Against the Motion:** None

**CARRIED**

### **C.3 Mixed use building at 10802&10806 106 St. NW (DP)**

Abdul Salam Hamadeh - HANDIS Inc

Motion of Support: S. Gibson

Seconded: N. Pryce

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

- Consider using less sod around the perimeter of the building and adding more vegetation/variety of landscaping features including benches or other pedestrian amenities that enable visitors to comfortably linger/wait for rides/etc..
- Consider replacing the chain link fence with a material less abrasive and more aligned with other screening material choices being used on site.
- Consider the placement and number of windows for the second floor units, to ensure that all living spaces and bedrooms have access to daylight (i.e.on the north facade) and consider the small widths where brick is utilized.
- Review the material and transparency of the main floor SE chamfered corner elevation.
- Consider the design of the garbage enclosure and bike parking to be more complementary to the massing and material/colour palette of the building. They currently appear disparate and more temporal. Consider consolidating the two support spaces into a single massing.
- Reconsider the landscaping and interface between the proposed parking and public realm on 108 Ave in accordance with Crime Prevention Through Environmental Design (CPTED) to generate greater visibility and avoid blind spots.
- Consider building elements and/or wayfinding to aid with the connection of the residential entrance to the street/parking.

The Committee notes that it would have been beneficial for the applicant to submit for an informal meeting to enable input from the Edmonton Design Committee prior to making a decision and enabling the applicant to make changes to address the concerns.

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

**Against the Motion:** None

**CARRIED**

#### **C.4 Galleria 109 (DP)**

Abdul Salam Hamadeh - HANDIS Inc

Motion of Non-Support: G. Freer

Seconded: N. Pryce

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

- Explore breaking up the horizontal and flat nature of the west facade and overall massing, by considering shifts in plane, depth and articulation; and/or including additional elements to avoid monotony (ie. window headers, wall sounce recessions, etc.). Canopies are fairly small and could be enlarged to help break up the massing.
- Consider revising the signage strategy and locations across the building, notably the utilization at the NW corner at grade, and consider adding signage perpendicular for pedestrian visibility.
- Refine the approach to the design of the setback by incorporating benches or planters to assist in softening the sidewalk experience along the active portions of the facades of the building. The sod areas currently shown on 76 Ave do not provide a resilient finish nor create a comfortable space for visitors to inhabit.
- Consider different locations or gentler transitions for barrier free ramps so they do not terminate directly to a wall of a building (ie. Parallel curb ramp).
- Consider having spill out patio space adjacent along 109 Street at the south end of the building, versus within the proposed location in the parking area. Review the elevations adjacent to this space to address transparency and connection to the interior of the CRU.
- Consider replacing the chain link fence along the east property line with a material less abrasive and more in line with other screening and material choices being used on site.
- Refine plant material selection to better achieve the objective of creating a landscape buffer on the east side of the site. Plant species proposed, and the arrangement, does not adequately provide this function.
- To enhance bike connectivity and better integrate with the existing bike lane on 76 Ave, provide bike parking racks along 76 Ave.

The Committee notes that it would have been beneficial for the applicant to submit for an informal meeting to enable input from the Edmonton Design Committee prior to making a decision and enabling the applicant to make changes to address the concerns.

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

**Against the Motion:** None

**CARRIED**

**D. OTHER BUSINESS**

The Committee decided to hold elections for Chair and Vice-Chairs during the June 2, 2026 Edmonton Design Committee meeting.

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

**Regrets:** N. LaMontagne

**F. ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

**G. NEXT MEETING**

**Tuesday, Jun 2, 2026 at 4:00p.m.**