



## EDMONTON DESIGN COMMITTEE MINUTES

**Location: Boardroom 310, Edmonton Tower**

**Tuesday, January 29, 2019**

**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:**

W. Sims, Chair  
M. Figueira, Vice-Chair  
A. Zepp, Vice-Chair  
  
J. Mills  
C. Holmes  
B. Nolan  
D. Brown

**ALSO IN ATTENDANCE:**

P. Spearey, Urban Form and Corporate Strategic Development, Urban Designer  
D. Kinnee, Urban Form and Corporate Strategic Development, Planning Technician  
T. Pawluk, Urban Form and Corporate Strategic Development, Senior Planner  
A. Wen, Urban Form and Corporate Strategic Development, Senior Planner  
C. Li, Urban Form and Corporate Strategic Development, Development Officer

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**A.1. CALL TO ORDER**

W. Sims called the meeting to order at 4:07 p.m.

**A.2. ADOPTION OF AGENDA**

Without objection, the January 29, 2019 Edmonton Design Committee meeting agenda was adopted.

### **A.3. ADOPTION OF MINUTES**

Without objection, the January 15, 2019 Edmonton Design Committee meeting minutes were adopted.

## **B. APPLICATIONS**

### **B.1. PROJECT SYNOPSES**

A. Zepp left the meeting due to a conflict.

T. Pawlyk provided comments on the Winspear Completion (Rezoning).

C. Li provided comments on the Fort Edmonton Entry (Development Permit).

A. Zepp returned to the meeting.

A. Wen provided comments on the Muttart Urban District (Development Permit) and on Holyrood Phase 1 (Development Permit).

### **FORMAL PRESENTATION (Open to the Public)**

#### **B.3. Winspear Completion (Rezoning)**

Yolanda Lew - Stantec

#### **B.4. Muttart Urban District (Development Permit)**

Christiaan Odinga - NORR

**- BREAK (0.30) -**

#### **B.5. Holyrood Phase 1 (Development Permit)**

Jim Der - Der & Associates Architecture Ltd.

#### **B.6. Fort Edmonton Entry (Development Permit)**

Carol Belanger - City of Edmonton

## **C. COMMITTEE DELIBERATION (Closed to the Public)**

### **C.1. Winspear Completion (Rezoning)**

Yolanda Lew - Stantec

The Committee generally supports the project and design intent presented to date; however, the proposed DC2 regulations are insufficiently developed and detailed to reflect this intent. Specifically:

- The appendices provided in the submission do not reflect or support the proposed DC regulation. Furthermore, the Committee requires the appendices to more fully illustrate the current design intent.
- The maximum building height (100m) is not consistent with the design intent as communicated.
- Significant public realm elements, including but not limited to percentage of building glazing, indoor vs. outdoor amenity space, parking lot screening, are not specifically prescribed in the DC2 regulation.
- Notwithstanding clauses are frequently used to exempt the project from meeting current City standard or best practice.

MOVED: J. Mills

Motion to table.

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: D. Brown, M. Figueira, C. Holmes, J. Mills, B. Nolan, and W. Sims.

A. Zepp did not participate in the vote due to a conflict.

**C.2. Muttart Urban District (Development Permit)**  
Christiaan Odinga - NORR

MOVED: D. Brown

Motion of support with conditions.

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: D. Brown, C. Holmes, B. Nolan, W. Sims, and A. Zepp.

The Committee recommends that the Applicant work with Administration, and the Urban Design Unit in particular, to:

- Confirm private amenity space for all ground floor units
- Confirm that the location of walkway accesses abutting public plaza are coordinated with the design of the plaza space

In addition, the Committee has concerns regarding:

- The functionality of the commercial building; specifically related to loading and waste management
- The configuration of the internal courtyard, specifically:
  - The provision of/access to/circulation within surface parking - for vehicles and waste management
  - Separation of ground floor units from parking and circulation areas, garbage collection
  - Parking lot appears to be the primary means for pedestrian movement and connection north to south. Consider providing designated pedestrian pathways.

In order to address these concerns, the Committee encourages the Applicant to consider a variance to reduce the number of required parking stalls in the internal courtyard.

**C.3. Holyrood Phase 1 (Development Permit)**

Jim Der - Der & Associates Architecture Ltd.

MOVED: C. Holmes

Motion of support requiring an administrative walk-on.

SECONDED: B. Nolan

**NOT CARRIED**

FOR THE MOTION: D. Brown and C. Holmes

MOVED: J. Mills

Motion of non-support.

SECONDED: A. Zepp

**CARRIED**

FOR THE MOTION: M. Figueira, J. Mills, D. Nolan, W. Sims, and A. Zepp

The Committee notes the following:

- The submission lacks sufficient clarity regarding the design of the public realm, and specifically, the conceptual intent and detailed design refinement of each amenity space, including but not limited to grading, site furnishings and features, and soft and hard landscape elements.
- The submission lacks sufficient clarity regarding the selection of building finishes (ie. metal panel and / or stucco)

- The Applicant should provide a detailed staging plan, highlighting those components of the public realm which will be constructed in conjunction with each phase, which also identifies the treatment and use of those remaining portions of the site and pedestrian connectivity east-west to the LRT stop. The staging plan must also identify screening and hoarding extent and provisions to minimize adverse impacts on the adjacent community over the course of various phases.
- It is the understanding of the Committee that the transit plaza and 93 Avenue is to be a shared space. If this is the design intent, then the Committee recommends that the materiality of the plaza be continuous throughout.
- The Committee feels that the architecture could benefit from greater differentiation, through changes in colour, material, form and detail, to reduce the repetitiveness of the overall project.

**C.4 Fort Edmonton Entry (Development Permit)**

Michael Dub - Dub Architects

MOVED: J. Mills

Motion of support.

SECONDED: M. Figueira

**CARRIED**

FOR THE MOTION: D. Brown, M. Figueira, C. Holmes, J. Mills, D. Nolan, and W. Sims.

A. Zepp did not participate in the vote due to a conflict.

**D. ADDITIONAL ITEMS**

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS**

Regrets:

Conflicts:

**F. ADJOURNMENT**

The meeting adjourned at 10:27 p.m.

**G. NEXT MEETING**

**Tuesday, February 5, 2019 at 4:00 p.m.** located in Boardroom 320, 3rd Floor,  
Edmonton Tower (10111 - 104 Avenue NW).