



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, May 21, 2019

MEMBERS:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande
S. Kaznacheeva
J. Mills
D. Brown
C. Holmes
B. Nolan
A. Benoit

PRESENT:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande
S. Kaznacheeva
J. Mills
D. Brown
C. Holmes
B. Nolan
A. Benoit

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Urban Designer
C. Li, Urban Form and Corporate Strategic Development, Development Officer
N. Shah, Urban Form and Corporate Strategic Development, Development Officer
A. Sherstone, Urban Form and Corporate Strategic Development, File Planner
E. Klapstein, EDC Intern

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:03 p.m.

A.2. ADOPTION OF AGENDA

By consensus, the April 30, 2019 Edmonton Design Committee meeting agenda was adopted with the addition of the following 'Additional Items':

- D.3 Board Retreat
- D.4 Board Training, June 22 2019

A.3. ADOPTION OF MINUTES

By consensus, the May 7 2019 Edmonton Design Committee minutes were adopted.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

N. Shah provided comments on the Gateway Boulevard + 34 Avenue Project.

C. Li provided comments on the Royal Glenora Club Project.

P. Spearey provided comments on the IHG Dual Brand Hotel Project.

A.Sherstone provided comments on the Wexford Tower Ice District Project.

J. Mills and C. Holmes left the meeting due to conflicts with this project.

FORMAL PRESENTATIONS (Open to the Public)

B.2. IHG Dual Brand Hotel (Development Permit)

Emily Pawluk - JM Architecture

B.3. Wexford Tower Ice District (Rezoning)

Michael Rivest - DIALOG

A.Zepp, J. Mills and C. Holmes remained in the meeting, but did not participate, due to conflicts with this project.

B.4. Royal Glenora Club (Development Permit)

Nola Kilmartin - KENNEDY

INFORMAL PRE-CONSULTATION (Closed to the Public)

B.5. Gateway Boulevard + 34 Avenue (Development Permit)

Leah Mantyka - Krahn

C. COMMITTEE DELIBERATION (Closed to the Public)

C.1 IHG Dual Brand Hotel (Development Permit)

Emily Pawluk - JM Architecture

MOTION: D. Deshpande

Motion of Support with Conditions.

The Committee recommends the Applicant to continuing working with Administration on the following:

- **Incorporating greater articulation, identity and transparency into the design of the main entrance on 101 Street.**
- **Developing a comprehensive signage package, including wayfinding signage-to direct visitors to the rear building entrance adjacent to the parking area.**
- **Developing a lighting plan, supported by luminaire details and renderings as needed.**
- **As the proposal defines certain streetscape elements and treatments within the public Right-of-Way as highlighting key building elements (ie. main entrance on 101 Street), further refining and detailing this streetscape development, including but not limited to site furnishings, boulevard tree planting, lighting and sidewalk surfacing.**
- **While the Committee appreciates the diversity of materials used on the building facades, given its urban setting, the use of higher quality, more durable materials should be explored.**
- **Ensuring the kitchen ventilation strategy does not adversely affect the streetscape and pedestrian experience (ie. sensory conditions).**
- **Ensuring all rooftop mechanical is adequately screened.**

SECONDED: J. Mills

CARRIED

FOR THE MOTION: A.Benoit, D. Brown, S. Kaznacheeva, W. Sims, T. Antoniuk, A. Zepp, C. Holmes, D. Deshpande, J. Mills

C.2 Wexford Tower Ice District (Rezoning)
Michael Rivest - DIALOG

A.Zepp, J. Mills and C. Holmes left the meeting due to conflicts with this project.

MOTION: A. Benoit

Motion of Support with Conditions

The Committee strongly supports the design direction of this project, and in particular the contemporary architectural response to the historic character of 104 Street Promenade and the planning context of the HA Heritage Area Zone.

In addition, the Committee supports the design of the western portion of the tower, and in particular the setback and placement of balconies and entrance canopy, as an appropriate alternative to a continuous podium along 103 Avenue.

The Committee does recommend that the Applicant continue to work with Administration to address the following:

- **Section 10 of the proposed DC Regulation (Contributions) - Establishing a stronger level of financial commitment to adequately fulfill the community amenity contributions identified related to public realm and public art.**
- **The Committee supports the opportunity to widen the 103 Avenue sidewalk. If this widening cannot occur, the Committee recommends exploring a setback for the main floor commercial units on 103 Avenue to accommodate a Frontage Zone for greater public realm activation.**
- **Increasing amenity space to better conform to current best practice of 7.5 m² per unit.**

SECONDED: D. Brown

CARRIED

FOR THE MOTION: A.Benoit, D. Brown, S. Kaznacheeva, W. Sims, T. Antoniuk, D. Deshpande

C.3 Royal Glenora Club (Development Permit)

Nola Kilmartin - KENNEDY

MOTION: J. Mills

Motion of Support.

SECONDED: D. Deshpande

CARRIED

FOR THE MOTION: A.Benoit, S. Kaznacheeva, W. Sims, T. Antoniuk, A. Zepp, C. Holmes, D. Deshpande, J. Mills

AGAINST: D. Brown

D. ADDITIONAL ITEMS

M. Figueira joined the meeting (8:10 pm)

D.1 2019-2020 Elections

ELECTION OF CHAIR

NOMINATIONS:

W. Sims (D. Brown) - Accepted

M. Figueira (D. Deshpande, B. Nolan) - Accepted

The Committee voted by secret ballot. Votes were counted by P. Spearey and W. Sims was declared elected as Chair.

ELECTION OF VICE-CHAIR

NOMINATIONS:

M. Figueira (W. Sims) - Declined
A. Zepp (D. Brown) - Declined
T. Antoniuk (D. Brown) - Declined
C. Holmes (M. Figueira) - Accepted
J. Mills (D. Brown, M. Figueira) Accepted

MOTION: M. Figueira

That J. Mills and C. Holmes be elected as Vice-Chairs

SECONDED: D. Brown

CARRIED

FOR THE MOTION: A. Benoit, S. Kaznacheeva, W. Sims, T. Antoniuk, A. Zepp, D. Deshpande, D. Brown, M. Figueira

ABSTAIN: J. Mills, C. Holmes

D.2 Policy C575C - Update

The Committee was reminded that Vickie Gunderson will be making a short presentation to the Committee on June 4 re: Policy C575C.

ACTION:

Committee members to email Administration specific questions or areas of interest in advance of June 4.

D.3 Committee Retreat

Previously Administration had committed to providing a timeline for the retreat by the May 21 meeting. This action to be deferred to June 4 to allow the Sub-committee to meet to align the retreat with the Policies and Procedures review.

D.4 Committee Training, June 22

Administration indicated that the Board training is available to June 22.

ACTION:

Interested Committee Members to contact Judy Bonner directly.

D.4 Other

M. Figueira inquired whether R. Labonte is able to continue sitting on the Sub-Committee. P. Spearey confirmed that this is the case and has since informed R. Labonte of this.

M. Figueira inquired on the status of the Terms of Reference for the Sub-Committee and P. Spearey indicated that this is under development and will be shared with the Committee as soon as possible.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Regrets: B. Nolan
Conflicts: J. Mills, C. Holmes (Station Lands)

J. Mills, C. Holmes and A. Zepp left the meeting at 8:44 pm.

F. ADJOURNMENT

The meeting adjourned at 9:17 p.m.

G. NEXT MEETING

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