



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, August 19, 2025**

MEMBERS:

C. Dorward, Chair
N. LaMontagne, Vice-Chair
J. Mills, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
R. Subramanian
S. Gibson

PRESENT:

C. Dorward, Chair
N. LaMontagne, Vice-Chair

D. Brown

J. Monfries
K. Dieterman
K. Oxley

N. Pryce

S. Gibson

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Economy, Lead Urban Designer
A. Rowan, Urban Planning and Economy Department, EDC Administration

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

C. Dorward called the meeting to order at 4:03p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the August 19, 2025 Agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the August 5, 2025 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

None.

.K. Oxley joined the meeting at 5:16p.m.

D. OTHER BUSINESS

By consensus, other business was discussed at this time.

D.1. Work Planning Update

- **Bylaw Amendment** (including new boundary) - The subcommittee is meeting on Thursday, August 28, to review the draft boundary map and the exemption criteria.
- Administration is working with the development officers to ensure the language used in the exemption criteria is clear.

D.2 Quorum Discussion Update

- Administration provided the following information regarding quorum (from COUNCIL PROCEDURES BYLAW C18155):

14 (4) If quorum is not present 20 minutes following the scheduled start time of a meeting and it is not reasonable that quorum will be present within a reasonable period of time, the City Manager will record the names of Councillors present and the meeting will be deemed cancelled.

- *Will committee members receive an honorarium for this?*

14.1 (1) *If a Councillor is unable to attend all or part of a meeting, including arriving after the start of a meeting or leaving before the meeting is adjourned, the Councillor:*

- (a) *subject to subsection (3), must notify the City Manager and Chair at least 24 hours in advance;*
- (b) *must provide the general reason for the absence;*
- (c) *must state the expected duration of the absence; and*
- (d) *may request that the Chair announce the reason and expected duration of their absence during the meeting.*

14.1 (3) *If exigent circumstances exist or a Councillor is unable to provide 24 hours notice of their absence, the Councillor must provide notice as soon as reasonably possible.*

14.1 (4) *The City Manager must record in the minutes of the meeting of all the meeting:*

- (a) *the names of all the Councillors absent for all or part of the meeting;*
- (c) *whether notification of the absence was provided in accordance with subsection (1).*

- It is unclear how honoraria would be applied in the above example (14 (4)) **ACTION: Administration to work with OCC to clarify this procedure.**
- Notification requirements for rescheduled meetings are unclear. **ACTION: Administration to work with the OCC to understand what these notification requirements are.**
- Updated procedures will be required to provide direction on rescheduling meetings, prioritizing applicants, setting time limits for meetings, etc. **ACTION: Administration will work with the subcommittee to explore these issues and create / update procedures as needed.**

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 CLSE- Llew Lawrence Operations and Maintenance Facility (City Project)

Larissa Ulcar- DIALOG

Motion of Support: D. Brown

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 adding structure to the pattern of the building facade to provide some hierarchy, rhythm, or logic to break up the scale of the building into smaller masses versus a monolithic treatment, as the randomness makes the facade feel flatter and less deliberate. Expressing the building's programmatic use or structural rhythm could create a natural cadence. Gradient patterns might add a sense of movement and progression.
- Consider the view/sightlines from Anthony Henday Drive and the LRT tracks with respect to the overall building elevation design (e.g., massing material use and colours, articulation, lighting, etc) as described above. This could also include additional landform and/or planting to support framing and partial screening of the building; enhanced lighting; and the screening of potential temporary (gravel) storage space.
- Consider the reduction of gravel areas through the application of native grasses or grass pave products in emergency vehicle access routes.
- Consider separating the main road to the main entrance from the south and south-west parking stalls to improve safety, emergency vehicle access, etc.
- Consider realigning the main walkway through the center of the south-west parking lot. The current alignment appears awkward, unsafe (multiple crossings and in a parking lot), and indirect. Consider a multi-use link to the north parking lot and entrance, complete with a future north link to the MacEwan residential area.

For the Motion: J. Monfries, N. LaMontagne, N. Pryce, S. Gibson, K. Dieterman, D. Brown, C. Dorward

Abstained: K. Oxley

CARRIED

INFORMAL PRESENTATIONS (Closed to the Public)

N. Pryce declared a conflict with item C.2 and left the meeting at 5:53p.m.

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 C.2.

SECONDED: S. Gibson

The motion passed unanimously.

Edmonton Design Committee met in private at 5:54p.m.

C.2 Mainstreet Tower Parkade (DP)

Pere Bekederemo- Landev Architecture

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 6:33p.m

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (September 2, 2025)

Conflicts: N/A

Regrets: C. Dorward, R. Subramanian

F. ADJOURNMENT

The meeting adjourned at 6:34p.m.

G. NEXT MEETING

Tuesday, September 2, 2025 at 4:00p.m. Hybrid.