



EDMONTON DESIGN COMMITTEE MINUTES

**Location: Google Meet
Tuesday, January 20, 2026**

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
J. Mills, Vice-Chair
D. Brown

J. Monfries
K. Dieterman
K. Oxley

R. Subramanian
S. Gibson

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bacon, Urban Planning and Economy Department, Planner
S. Buccino, Urban Planning and Economy Department, Planner

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 January 20, 2026 Agenda

SECONDED: J. Mills

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the January 6, 2026 Minutes

SECONDED: J. Mills

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

C. Dorward passed the Chair to N. LaMontagne at 4:06p.m. and left the meeting at 4:34p.m. for the synopsis presentation of item C.2.

MOTION: N. LaMontagne

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: C. Dorward

The motion passed unanimously.

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

C. Dorward rejoined the meeting at 4:44p.m.

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 South Boulevard Re-fit (DP)

Keith McIntyre- FHAI

FORMAL PRESENTATIONS (Open to the Public)

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 5:18p.m

C.2 The HAT @ 106 (DP)

Parul Ranchal- NORR

C. Dorward declared a conflict with item C.2 and remained in the meeting, but did not participate.

Motion of Non-support: K. Dieterman

Seconded: D. Brown

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

- Consider the design refinement of the podium to establish a well defined 'residential' space. This should include the removal of the southeast stairs to eliminate public access into the space; establishing a clear separation between the main entrance and 'residential' space; the infill of concrete encased planters; and the addition of components that enhance a 'residential' sense of place and visual separation from the public realm. These components could include paver/tile surfacing, moveable patio furniture, screens/trellises, planters, layered/catenary lighting, fire/water features - to create a warm, semi-private, and year-round residential space and provide spaces for daily informal/individual use or formal resident gatherings.

- Ensure all the glass and metal railings are kept consistent between the new and old, and utilize low-maintenance materials if maintaining glass railings.

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

Against the Motion: K. Oxley, J. Mills, R. Subramanian

CARRIED

N. LaMontagne passed the Chair back to C. Dorward for the remainder of the meeting.

C.3 The BMO Site- Interim Use (DP)

Ian O'Donnell- Westrich Pacific

Motion of Support: J. Mills

Seconded: K. Oxley

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

- To improve continuity, activity, and vibrancy and stronger public realm/streetscape interface, consider commercial/retail and amenity/flex use/programmed (e.g., food trucks, containers, marketspace, etc.) space development along all three street edges. This will help create a more active parcel at all times of day and all seasons (particularly more “permanent” walk-up market/food stalls that could be open later in the evenings).
- The frontage along 101 Street should promote a Grand Avenue edge (as outlined in the Capital City Downtown Plan). The parking stalls along this edge should be relocated and commercial/programmed space and amenity space should be introduced and arranged along 101 Street to better address, define, and enhance the Grand Avenue public realm and corridor edge.
- To promote year-round use, microclimate (sun, shade, wind, etc.) and seasonality should be assessed and addressed through design components (e.g., screens, shelters, other weather protection, etc.) additions.
- Review the scale of the retail programming and occupied patio space on the site overall. Feels small and limited considering the expected usage and design intent.
- Review accessibility design and barrier-free circulation up to and around the patio and retail offering.
- Proposed "paved" parking and walkway surfaces need to align with the principles of urban design and project design rationale. A sea of asphalt would not align with the principles and design rationale.

- Review the project design in accordance with CPTED principles, with emphasis on adequate lighting, clear and unobstructed sightlines, and the use of permeable guard systems that maintain visibility to support natural surveillance, while ensuring areas beneath ramps and raised platforms are properly enclosed or treated to reduce concealment opportunities and unauthorized access.

Though the Committee acknowledges the constraints surrounding the project and submission timelines, the Committee notes that this project would have greatly benefited from an informal presentation.

For the Motion: J. Mills, K. Determine, R. Subramanian, S. Gibson, J. Monfries, K. Oxley, D. Brown, C. Dorward

Against the Motion: N. LaMontagne

CARRIED

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, February 3, 2025

Regrets: None.

F. ADJOURNMENT

The meeting adjourned at 7:18p.m.

G. NEXT MEETING

Tuesday, February 3, 2026 at 4:00p.m.