



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Monday, June 16, 2025**

MEMBERS:

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

PRESENT:

J. Mills, Vice-Chair
N. LaMontagne, Vice-Chair
C. Dorward, Chair
D. Brown

J. Monfries
K. Dieterman
K. Oxley
M. Tindall
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
W. Sims, Urban Planning and Economy Department
K. Bauer, Urban Planning and Economy Department, Planner
I. Welch, Urban Planning and Economy Department, Planner
A. McLellan, 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 June 16, 2025 agenda

SECONDED: M. Tindall

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the May 20, 2025 Minutes

SECONDED: J. Mills

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 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act for the discussion of item B.1 and C.1.

SECONDED: J. Mills

The motion passed unanimously.

Edmonton Design Committee met in private at 4:05p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: N. Pryce

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:30p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 Wheaton Cadillac (RZ)

Yolanda Lew- Stantec

Motion of Support: D. Brown

Seconded: J. Mills

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

- Consider completing an overlay of the 5 Lynchian pattern elements identified in **Section 2.5 Urban Pattern: Placemaking** to assess the development intent, the hierarchy of pattern elements, and inform the Zoning design regulations and appendices. Specific focus should include:
 - Identifying a hierarchy of nodes and locations to define entryways, inform wayfinding, and define vehicular and pedestrian connectivity (and pathway development);
 - Defining edge conditions, including the siting of buildings to form a Gateway Boulevard edge and reduce level of parking/vehicle sales area and increase the level of landscape along this edge;
 - Defining the appropriate level of landscape along other site edges; or the appropriate level of landscape to define internal edges of the site (e.g., parking/vehicle sales areas, roadway/pedestrian pathway connectors, etc.).
- Consider the use of setback maximums vs. minimums at primary building locations with a focus on orientation of the facade of the building to Gateway Boulevard.
- Recommend that the design of 69 Avenue through the development apply a more pedestrian-friendly approach to street design, incorporating treed boulevards on both sides of the street (rather than mono walk and path) and narrowing the carriageway as much as possible from its current ~9m width.
- Continue to explore opportunities to facilitate improved pedestrian connection along 68 Avenue.

For the Motion: S. Gibson, M. Tindall, N. Pryce, J. Mills, D. Brown, J. Monfries, K. Oxley, K. Dieterman, C. Dorward

Against the Motion: N. LaMontagne

CARRIED

C.2 The Quarters Affordable Housing (DP)

Keith McIntyre- FHAI

Motion of Support: N. Pryce

Seconded: J. Mills

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

- Improve the building engagement of the community amenity space with the pedestrian access on the east elevation with a canopy, signage, exterior lighting, etc., to better connect with the neighbourhood if it is to be a space *for* the community. Ensure the east entrance includes a barrier-free path of travel.
- Incorporate lighting along the west and south elevation to create greater visibility and sense of security in alignment with CPTED design principles.
- Expand the size of the smaller balconies on the west elevation to provide more amenity space for the unit tenants.
- Consider how main floor site/landscape components and materials (e.g., soft and hard landscape, site furnishings and features) are used and integrated to support the form and function of the housing/amenity spaces/entrances and surrounding context (e.g. public realm and neighbourhood) and create a sense of place and "home".
- Undertake a detailed review of the landscaping species recommendations to ensure the fit with scope and scale at maturity.
- Ensure the publicly accessible art mural shown as shown on the elevations is retained through any potential value engineering, as it is a core element of the architectural facade. The Committee also recommends that the applicant explore public engagement for the creation of the mural image.

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

CARRIED

C.3 Union Bank- Phase 2 (DP)
Sue Han- FRANK Architecture

Motion of Support: J. Mills
Seconded: D. Brown

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

- Review the exterior lighting placement, particularly at the masonry base, in consideration of winter snow conditions/accumulation - especially as the primary means of illumination. Consideration should be given to additional elevated wall lighting.
- Review the masonry base (materiality, finish and size) in relation to the modernization of the historic facade. Explore a material selection that does not necessarily replicate the “distressed weathered” appearance of the historical bricks as a contemporary product selection.
- Consider how exterior surfaces, raised landscape areas, and other site furnishings and features complement and define the pedestrian corridor and the interface and connectivity with Jasper Avenue, Telus Plaza, and MacDonald Drive.

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

CARRIED

J. Monfries left the meeting at 6:55p.m.

INFORMAL PRESENTATION (Closed to the Public)

C.4 Pleasantview Townhomes (DP)
Andrew Olsen- EINS

MOTION: C. Dorward

That the Edmonton Design Committee meet in private pursuant to Section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act for the discussion of item B.1 and C.1.

SECONDED: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 6:58p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public pursuant to Section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act for the discussion of item B.1 and C.1.

SECONDED: J. Mills

The motion passed unanimously.

Edmonton Design Committee met in private at 7:46p.m.

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (July 3, 2025)

Wellington Fire Hall	Informal, City Project	Eugene Dennings- COE
Downtown Housing Project	Informal, DP	Ryan Cuddeford- FAI

Conflicts: N/A

Regrets: K. Oxley. N. Pryce (leaving at 6:30)

F. ADJOURNMENT

The meeting adjourned at 7:49p.m.

G. NEXT MEETING

Thursday July 3, 2025 at 4:00p.m. Hybrid.