



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, May 6, 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, Chair
N. LaMontagne, Vice-Chair
C. Dorward, Chair
D. Brown
G. Freer
J. Monfries

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. Bacon, Urban Planning and Economy Department, Planner
K. Bauer, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

J. Mills called the meeting to order at 4:01p.m.

A.2. ADOPTION OF AGENDA

MOTION: J. Mills

Motion to adopt the May 6, 2025 agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: J. Mills

Motion to adopt the April 22, 2025 Minutes

SECONDED: C. Dorward

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: J. Mills

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 4:04p.m.

C. APPLICATIONS

INFORMAL PRESENTATIONS (Closed to the Public)

C.1 Century Park (RZ)

Anna Moir- B&A

MOTION: J. Mills

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:05p.m.

FORMAL PRESENTATION (Open to the public)

C.2 Rhodium (DP)

Blake Whelan- Eleven Architects

Motion of support: D. Brown

Seconded: N. LaMontagne

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

- Consider the refinement of the proposed common amenity area and adjoining indoor amenity space to establish a more comfortable garden terrace space incorporating components (e.g., seat walls, permeable decorative screens, appropriate plantings, etc.) that address the location of this space on the busiest corner of the site.
- As the proposed transformer location is in a visually prominent area adjacent to the common amenity area, consider relocating the transformer to a less visible location.
- Recommend wrapping glazing around from the west elevation to the south elevation similar to the east to provide a higher quality south elevation.

- Ensure the viability and livability for the narrow strip of landscaping along the south edge of the property, and consider the use of a retaining wall around the vegetation.

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

CARRIED

J. Monfries left the meeting at 5:55p.m.

C.3 10603 108 Ave Apartment Building (DP)
Amaan Hameed- TCSYEG

Motion of non-support: G. Freer

Seconded: N. Pryce

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

- Refinement of the building form, scale, articulation (e.g., facade, enhanced entrances, balconies, permeable decorative screen for tuck under parking, etc.) and material use to enhance the overall development aesthetics and its integration into the neighbourhood (visual, physical, and social) context.
- Refinement of the proposed main floor balconies to include main floor entrances to better activate these entrances with the street. It is noted that the proposed basement patios seem problematic with respect to the clearances between the ground and main floor. These patios would be dark spaces and a potential safety (CPTED) concern. If the main floor entrances are activated, these basement patios will require relocation and integration or removal.
- Refinement of the proposed site landscape approach to establish better defined building frontages and entrances and enhance the transition between the public and private realm through applying plant material with year-round form, massing, texture and colour and further supported with transitional site features such as seat/address walls at entrances, decorative screening/fencing, lighting, shared outdoor amenity space, etc.
- Incorporating barrier-free access to the building through one of the main entrances.

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

CARRIED

C.4 10823- 107 Street Apartment Building (DP)

Songlin Pan- SPAN Architecture

Motion of support: D. Brown

Seconded: N. LaMontagne

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

- Consider refinement to the type and extent of building materials (e.g., stone veneer and the extent of its use in relation to the ground floor) and the sizes, proportions and symmetry of windows (e.g., front lower window and upper balcony/windows). Consider additional glazing to the stairwell block to reduce the massing of proposed corrugated steel siding.
- Consider the refinement of selected plant material to better define the frontage and main entrance and the transition between the public and private realm through applying year-round form, massing, texture and colour, and additional features such as seating/address walls at entrances, decorative screening/fencing, shared outdoor amenity space, etc.
- Consider the redesign of the parking lot to remove the angle stalls and the need to back out onto the service lane. The arrangement of parking stalls and selected plant material adjacent to parking stalls should consider plant material size at maturity, vehicle types and overhangs, maintenance/snow clearing, etc.

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

CARRIED

D. OTHER BUSINESS

D.1 Work Planning Update

- P. Spearey informed the Committee that the 2024/25 Work Plan has been completed. A What We Did Report will be drafted and shared. **Info.**

D.2 Call for Elections

- Elections for Chair and Vice-Chair(s) for the 2025/26 term will take place on May 20, 2025. **Action:** Committee members should review the [Election Procedure](#) in advance of this meeting.

D.3 EDC Subcommittee- 2025-26 Term

- P. Spearey asked the Committee to consider Subcommittee membership for the 2025/26 term. The Subcommittee is involved in developing and delivering the 2025/26 Work Plan. The Subcommittee meets for one hour, once per month and there are no term limits for membership. **Action:** Committee members will be asked to express interest in joining the Subcommittee at the upcoming meeting on May 20, 2025.

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS (Tuesday, May 20, 2025)

Conflicts: N/A

Regrets: None.

M. Tindall and N. LaMontagne will join the May 20, 2025 meeting virtually.

F. ADJOURNMENT

The meeting adjourned at 7:41p.m.

G. NEXT MEETING

Tuesday, May 20, 2025 at 4:00p.m. In-person: Edmonton Tower, 03-340