



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, September 2, 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:

N. LaMontagne, Vice-Chair
J. Mills, Vice-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
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bacon, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

N. LaMontagne called the meeting to order at 4:03 p.m.

A.2. ADOPTION OF AGENDA

MOTION: N. LaMontagne

Motion to adopt the September 2, 2025 Agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: N. LaMontagne

Motion to adopt the August 19, 2025 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

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: J. Monfries

The motion passed unanimously.

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

MOTION: N. LaMontagne

That the Edmonton Design Committee meet in public.

SECONDED: K. Oxley

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:20 p.m.

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 CLSE-Twin Brooks Station (City Project)

Larissa Ulcar- DIALOG

J. Mills remained in the meeting for this project, but did not participate due to a conflict with this project.

Motion of Support: N. Pryce

Seconded: M. Tyndall

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

- Consider reviewing the soffit design to add an additional “flare” in elevation to add extra undulation and dynamism to the soffit. The current design appears too flat for too long an expanse, especially when considering other station designs on the LRT line.
- Consider the incorporation of a standard 1.8m sidewalk on the eastern side of 111 Street from 9th Avenue through to the Utility complex to provide greater active transportation infrastructure - particularly for residents on the eastern side of 111 Street to provide greater connection to the commercial centre on the corner of 111 Street and 9 Avenue and the existing sidewalk on the south side of 9 Ave.
- Consider additional landscape along the west side of the station within the city R.O.W., including improvements to the Esso Gas Station frontage, to complement the landscape development proposed along the east side of the station and shared use path.

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

CARRIED

C.2 Lilac Residential Building (DP)

Jeff Shen- Westrich

Motion of Non-Support: J.Mills

Seconded: N. Pryce

While the Committee supports this development in principle, there are a number of items that require significant review and refinement. The Committee also notes that this project would have greatly benefited from an informal presentation.

- Consider simplification of the exterior facade, particularly on the 108 Street elevation to reduce busyness, and to allow the building to better complement and fit with the surrounding buildings and context.
- The incorporation of art currently being considered within the pocket park amenity area is supported by the Committee and encouraged to be implemented in the final design.
- Lighting for the site seems a bit unclear within the presentation, and further refinement within the presentation would be required to better assess how successful it is.
- Consider incorporating more publicly-accessible amenities at the outdoor amenity space along 108 Avenue.
- Consider collaborating with the City and adjoining landowners (to the lanes) on improving the visual interest through improved lighting, pavement improvements and incorporation of artwork to improve visual interaction between the building, public realm and other buildings. Improvements along the lane need to also relate to waste management (e.g. large waste bins) and understanding the impacts of exhaust systems on the ground level residents.
- Consider the design of the ground floor west and south-facing units and patios, and their direct relationship to their proximity to the lane, and the adjacent commercial back of houses across the lane.
- To inform ongoing discussions with Administration, additional design clarity will be required to illustrate the proposed interface between ground floor units, building entries, and outdoor amenity spaces with 108 Street (and its existing conditions) and the service lane; how the design addresses, enhances, interfaces, and contributes to the public realm; how the design addresses the transition between public & private space; and how are urban/landscape components (hardscape, softscape, site furniture, amenities, and features) are used and arranged to define the interface and transition between the development and public realm.

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

CARRIED

C.3 106 Street Apartment

Jeff Shen- Westrich

Motion of Non-Support: David Brown
Seconded: Karen Oxley

While the Committee supports this development in principle, there are a number of items that require significant review and refinement. The Committee also notes that this project would have greatly benefited from an informal presentation.

- To inform ongoing discussions with Administration, additional design clarity will be required to illustrate the proposed interface between ground floor units, building entries, and outdoor amenity spaces with 106 Street (and its existing conditions), lanes, and proposed future development to the north; how the design addresses, enhances, interfaces, and contributes to the public realm; how the design addresses the transition between public & private space; how are urban/landscape components (hardscape, softscape, site furniture, amenities, and features) used and arranged to define the interface and transition between the development and public realm; and what specific design responses have been made to establish quality outdoor patio spaces that face onto 106 Street versus the service lane, rear surface parking, and future north building edges. Similarly, Administration should be provided with more information and context regarding coordination with the City and adjacent property owners in how the project fits with the 106 Street plan and the elements have been considered in making it fit with the greater City planning.
- Recommend reviewing the design of the ground-floor patios, particularly those next to the rear surface parking, as they are very small private amenity areas for tenants. For patios directly next to parking stalls, consider providing buffers to separate them from vehicles.
- Recommend revising the exterior design material palette to better differentiate this project from similar major residential developments in the area.
- Recommend providing greater information on the tactile elements to create a feeling of a courtyard to support the ground-floor residential units at the rear of the site.

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

Against: J. Mills

CARRIED

D. OTHER BUSINESS

D.1 Work Planning Update

- Administration provided a brief update on current work.
- At the present time, Administration is working with Legal Services to understand the required specificity of bylaw language regarding exemptions. With this information, Administration will be able to continue working with the Sub-committee towards a late October / early November engagement target. **INFO.**

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, September 16, 2025 (tentative)

The Terrace	Informal, RZ	Richard Innes- Gardner Architecture
Kingsway Mixed-use Building	Formal, DP	Marcelo Figueira- GSA

Regrets: J. Mills (potential)

F. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

G. NEXT MEETING

Tuesday, September 16, 2025 at 4:00p.m. Hybrid.