



EDMONTON DESIGN COMMITTEE MINUTES

Location: Boardroom 310, Edmonton Tower

Tuesday, May 15, 2018

MEMBERS:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk
D. Deshpande
R. Labonte
S. Kaznacheeva
J. Mills
C. Holmes
B. Nolan
D. Brown

PRESENT:

W. Sims, Chair
M. Figueira, Vice-Chair
A. Zepp, Vice-Chair
T. Antoniuk

S. Kaznacheeva
J. Mills
C. Holmes
B. Nolan
D. Brown

ALSO IN ATTENDANCE:

P. Spearey, City Planning
E. Voutchkov, City Planning
S. Lee, City Planning
I. Welch, Development and Zoning Services

A.1. CALL TO ORDER

W. Sims called the meeting to order at 4:02 p.m.

A.2. ADOPTION OF AGENDA

MOVED: J. Mills

Motion to adopt the May 15, 2018 agenda.

SECONDED: D. Brown

CARRIED

FOR THE MOTION: W. Sims, M. Figueira, A. Zepp, T. Antoniuk, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

A.3. ADOPTION OF MINUTES

Without objection, the March 20, 2018 Edmonton Design Committee meeting minutes were adopted.

B. APPLICATIONS

B. 1. PROJECT SYNOPSES

- No comments were provided on the Urban Design Principles.
- S. Lee and E. Vouchkov provided comments on Connect Bonnie Doon. D. Brown left the meeting due to a conflict.
- S. Lee and E. Vouchkov provided comments on HYS Centre North.
- D. Holdsworth provided comments on Footprint Development.
- I. Welch and P. Spearey provided comments on Centre West.

PRE-CONSULTATION PRESENTATIONS

B.2. Urban Design Principles (Policy Document) Kirstin Smith - City of Edmonton

The Committee took part in the informal drop-in session until approximately 5:25 pm.

B.3. Connect Bonnie Doon (Rezoning) 8330 82 Avenue NW Brian Murray - B&A Planning

David Brown left the meeting due to a conflict.

W. Sims handed the chair to M. Figueira due to a conflict. W. Sims remained in the meeting but did not take part in the Committee discussion.

18:15 - BREAK (0:30) -

FORMAL PRESENTATIONS (Open to the Public)

B.4. HYS Centre North (Rezoning) 11010/11042/11046 101 Street NW Chris Dulaba - Beljan Development

MOVED: J. Mills

Motion of support with conditions.

The Committee recommends that the Applicant continue to work with Administration to:

- Revise the massing of the tower and increase its articulation - particularly in its northern portion - to reduce its monolithic nature, to better reflect the intent illustrated in the precedent images provided in the package.
- Reduce the diameter of columns along the arcade, or remove all together, to improve the quality of this space.
- Ensure that the screening of the above grade parking continues to conform to item 8.a.v in the DC text.
- Improve the north facade of podium, including the introduction of higher quality materials that are more continuous with other building facades.

SECONDED: T. Antoniuk

CARRIED

FOR THE MOTION: W. Sims, M. Figueira, T. Antoniuk, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

AGAINST: A. Zepp

B.5. Footprint Development (Rezoning)

10126 & 10142 122 Street NW
Alexis Finlay - GEC Architecture

MOVED: A. Zepp

Motion of support with conditions.

The Committee recommends that the Applicant continue to work with Administration, including the Urban Design Unit, to

- Ensure the DC text includes and references key appendices, including building elevations and a landscape plan.
- Include in the DC text regulations which ensure both the tower and podium are sufficiently articulated to reduced their perceived mass. As appropriate, include regulations which encourage the use of materials sensitive to the architectural context of the project.
- Include in the DC text regulations that strongly encourage the incorporation of colours and materials, as well as exploration of other design techniques, to reinforce winter city design principles.

SECONDED: D. Brown

CARRIED

FOR THE MOTION: W. Sims, M. Figueira, A. Zepp, T. Antoniuk, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

B.6. Centre West (Development Permit)
10035 108 Street NW
Michelle Morissette - Kennedy Creates

MOVED: M. Figueira

Motion of support.

SECONDED: T. Antoniuk

DEFEATED

FOR THE MOTION: M. Figueira

AGAINST: W. Sims, M. Figueira, T. Antoniuk, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

MOVED: A. Zepp

Motion of support with conditions.

The Committee recommends that the Applicant continue to work with Administration to:

- Improve the public interface of the building with Capitol Boulevard. The Applicant should select materials which not only acknowledge but complement and potentially extend the palette of Capitol Boulevard. Furthermore, the Applicant should explore animating and activating this interface with furnishings and other amenities.
- Provide universal access at the northeast corner of the building to ground floor commercial and the main building entrance.
- Strengthen the street wall along Capitol Boulevard by increasing the height of the podium - to a minimum of two storeys - between the existing and new structures.
- Clarify the selection of materials for rooftop patios (both above the first storey podium and at the top of building).
- Ensure that the materials utilized for the underside of balconies is as denoted in submitted package.

SECONDED: J. Mills

CARRIED

FOR THE MOTION: W. Sims, A. Zepp, T. Antoniuk, S. Kaznacheeva, J. Mills, C. Holmes, D. Brown, B. Nolan

AGAINST: M. Figueira

C. ADJOURNMENT

The meeting adjourned at 10:27 p.m.

D. NEXT MEETING, REGRETS AND CONFLICTS

Tuesday, June 5, 2018 at 4:00 p.m. located in Boardroom 320, 3rd Floor, Edmonton Tower (10111 - 104 Avenue NW).

Regrets: None

Conflicts: Adam (Oliver 104), Robert (Queen Mary), Marcelo (Edgar), Dnyanesh (Dnyanesh)