



EDMONTON DESIGN COMMITTEE MINUTES

Location: Via Google Meet

Wednesday, November 18, 2020

MEMBERS:

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

PRESENT:

J. Mills, Chair

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

ALSO IN ATTENDANCE:

P. Spearey, Urban Form and Corporate Strategic Development, Lead Urban Designer
C. Lee, Urban Form and Corporate Strategic Development, Senior Urban Designer
K. Bacon, Urban Form and Corporate Strategic Development, Development Officer
H. Xu, Urban Form and Corporate Strategic Development, Development Officer

A.1. CALL TO ORDER

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

A.2. ADOPTION OF AGENDA

MOTION: B. Nolan

Motion to adopt the November 18, 2020 Agenda.

SECONDED: D. Brown

CARRIED

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

A.3. ADOPTION OF MINUTES

MOTION: M. Figueira

Motion to adopt the October 21, 2020 Minutes.

SECONDED: T. Antoniuk

CARRIED

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

ABSTAIN: C. Holmes

D. Deshpande entered the meeting at 4:05 pm.

B. APPLICATIONS

B.1. PROJECT SYNOPSES

K. Bacon provided an overview of The Hudson project.
M. Figueira, D. Deshpande and A. Zepp left the meeting due to conflicts with this project.

H. Xu provided an overview of the Italian Bakery project.
S. Kaznacheeva left the meeting due to a conflict with this project.

FORMAL PRESENTATIONS (Open to the Public)

B.1. The Hudson (DP / Formal)

Kevin Petterson - Stature Properties

M. Figueira, D. Deshpande and A. Zepp remained in the meeting, but did not take part, due to conflicts with this project.

Note that following the formal presentation the Committee deliberated on this project to accommodate a minor scheduling change.

W. Sims entered the meeting at 5:50 pm.

B.2. Italian Bakery (DP / Formal)
Tracy Froland - Riddell Kurczaba

S. Kaznacheeva remained in the meeting, but did not take part, due to a conflict with this project.

C. Holmes left the meeting at 6:10 pm.

C. COMMITTEE DELIBERATION

C.1 The Hudson (DP / Formal)
Kevin Petterson - Stature Properties

Motion: D. Brown

Support with conditions

The Committee acknowledges the effort of the Applicant to design a tower that creatively addresses the site constraints and appreciates the improvements made in the proposed design since the initial review. However, the Committee continues to have concerns with the street-level interface with the 104 Street Promenade. In particular, the Committee recommends:

- **Further exploring the streetscape transition and indoor / outdoor connectivity (eg. roll-up doors)**
- **Ensuring material choices (on surfaces / facade entrances) relate to the existing 104 Street design palette**
- **Accentuating / supporting street-level activations through additional site furnishings and amenities.**

In addition, the Committee notes that further design refinement of the outdoor spaces on the podium rooftop, including finishes, furnishings and plantings, is needed to better define and accentuate these areas.

Second: S. Kaznacheeva

CARRIED

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

ABSTAIN: W. Sims

C.2 Italian Bakery (DP / Formal)
Tracy Froland - Riddell Kurczaba

Motion: J. Mills

Motion of support with conditions

The Committee recommends the following:

- **Improving the architectural treatment of the north facade, through lighting, art or other means**
- **Increasing indoor / outdoor connectivity at street level, and considering how outdoor seating and other amenities could be introduced to further animate the streetscape**
- **Further exploring building lighting, in particular along the streetscape and within the alley**

Second: M. Figueira

CARRIED

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

D. ADDITIONAL ITEMS

D.1. Public Participation at EDC meetings

This item was deferred to the December 1, 2020 meeting

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS

Affordable Storage - Riddell Kurczaba (S. Kaznacheeva)
Mustard Seed Neighbourhood Centre- inDevelopment
Kinistinaw Park - DIALOG (J. Mills)

Regrets: None

F. ADJOURNMENT

The meeting adjourned at 6:42 p.m.

G. NEXT MEETING

Tuesday, December 1, 2020 at 4:00 p.m. via Google Meet