



## **EDMONTON DESIGN COMMITTEE MINUTES**

**Location: Google Meet  
Tuesday, April 21, 2026**

### **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:**

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

### **ALSO IN ATTENDANCE:**

Councillor M. Janz, EDC Council Advisor  
E. Voutchkov, Urban Planning and Economy Department, EDC Administration  
W. Sims, Urban Planning and Economy Department, Urban Designer  
K. Bacon, Urban Planning and Economy Department, Planner  
N. Zazula, Urban Planning and Economy Department, Planner

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## **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 April 21, 2026 Agenda.

SECONDED: G. Freer

The motion passed unanimously.

**A.3. ADOPTION OF MINUTES**

MOTION: C. Dorward

Motion to adopt the April 7, 2026 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 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item B.1.

SECONDED: S. Gibson

The motion passed unanimously.

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

**C. APPLICATIONS**

**INFORMAL PRESENTATIONS (Closed to the Public)**

**C.1 Warehouse Block (DP)**

Anne Hujber - HSEA

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: J. Mills

The motion passed unanimously.

The Edmonton Design Committee met in public at 5:15p.m

### **FORMAL PRESENTATIONS (Open to the Public)**

#### **C.2 Block 109 (DP)**

Jim Der - Der & Associates Arch.

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:

- Re-examine the material selection at grade, particularly at pedestrian-level facades with consideration to durability, maintenance and long-term performance, given the prominence of the site along the 109 Street corridor.
- Review accessible circulation and entry opportunities from the rear of the site to ensure that persons using wheelchairs or other mobility devices are not required to travel along the lane to access the primary entrance at the front of the building.
- Review unit access for the ground-floor unit along the east elevation. This unit appears inaccessible.
- Review the location of bicycle parking areas to avoid direct adjacency to residential bedrooms to help mitigate potential noise and privacy impacts and improve overall residential livability.
- Consider stair or barrier-free ramping refinement along 109 Street to establish a more pronounced principal entry and larger landing area.
- Consider adjustments (e.g., flush curbs, walkway alignments, raised planters c/w coniferous columnar trees or vines, etc.) to the area around the patio's facing the south alley parking and garbage enclosure to enhance these spaces and mitigate negative sensory conditions.

**For the Motion:** C. Dorward, D. Brown, N. LaMontagne, G. Freer, J. Mills, R. Subramanian

**Against the Motion:** N. Pryce, K.Oxley, S. Gibson, J. Monfries

**CARRIED**

M. Janz joined the meeting at 5:36 pm and left at 6:10 pm.

**C.3 83 Avenue Condos (DP)**

George H Brandt - Spatial Dynamics 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 overlook conditions to adjacent neighbours, including window placement, alignment, and balcony orientation, to mitigate privacy impacts and ensure a sensitive transition between the proposed development and surrounding residential uses.
- Consider site/landscape enhancements (e.g., landscape/garden, hard surface materials, fence/screens, etc.) to the frontage along 83 Avenue that better reflect the essence and character of the surrounding context and neighbourhood; improve form and function; and resident use.
- Re-examine the planting strategy within setback areas to confirm long-term viability and survivability (i.e. shade tolerance, softscaping vs hardscaping, etc.)
- Recommends further refinement of the rear lane elevation, which currently reads as blank and utilitarian. This may include increased transparency, material variation, or the introduction of balconies or other residential elements facing the lane.
- Re-assess whether the current balcony sizes provide meaningful private amenity or if consolidating into shared indoor or rooftop spaces would better support long-term livability.
- Consider adding more windows to the west side into the amenity area.
- Explore relocation of the pedestrian walkway to the opposite side of the building, where feasible, to provide greater separation, landscape opportunity, and better respect the adjacent historic home.

**For the Motion:** C. Dorward, D. Brown, N. LaMontagne, G. Freer, J. Mills, R.

Subramanian, N. Pryce, K.Oxley, S. Gibson, J. Monfries

**Against the Motion:** None

**CARRIED**

**D. OTHER BUSINESS**

**E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, May 5, 2025**

**Regrets:** None

**F. ADJOURNMENT**

The meeting was adjourned at 7:15 p.m.

**G. NEXT MEETING**

**Tuesday, May 5, 2026 at 4:00p.m.**