



EDMONTON DESIGN COMMITTEE MINUTES

**Location: Google Meet
Tuesday, March 17, 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

J. Monfries
K. Dieterman
K. Oxley
M. Tindall

R. Subramanian
S. Gibson

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
E. Voutchkov, 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

C. Dorward called the meeting to order at 4:02p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the March 17, 2026 Agenda.

SECONDED: J. Mills

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the March 3, 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: J. Mills

The motion passed unanimously.

Edmonton Design Committee met in private at 4:04p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: K. Oxley

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:11p.m

C. APPLICATIONS

FORMAL PRESENTATIONS (Open to the Public)

C.1 St Anthony Apartment Building (DP)

Ignacio De Lorenzo- Claroscuro Architecture

Motion of Non-support: S. Gibson

Seconded: D. Brown

While the Committee supports this application in principle, it is recommended that the Applicant:

- Consider activating the west and east (from 84 Avenue only) sides of the development to provide additional north-south pedestrian connectivity and establish secondary access to ground floor units. Alternatively, to enhance privacy of ground floor units, consider revising the proposed soft landscape design to provide continuous screening along the property line from adjacent properties.
- Consider the use of walls and decorative screens instead of planters to define ground floor amenity spaces, while maintaining proposed foundation plantings.
- Consider architectural refinement with respect to massing (in particular, the roof line, dormers on a building of this scale, etc) and material selection and applications to address the current suburban character of the development.
- Despite articulation, the building still reads as a large, continuous volume, particularly from oblique views along 84 Avenue. The repetition of unit bays and balcony rhythms reinforces a “single-object” perception rather than a series of smaller components. Consider the introduction of step-backs or elevating the main floor to create a more human-scale interface with the public realm.
- Consider relocating the outdoor amenity space away from windows into residential units as the current proximity will create privacy issues for the adjacent unit residents. The space is too narrow to allow a sufficient landscape buffer space to be provided. Alternatively, reconfigure the ground floor to locate indoor amenity space adjacent to this outdoor space.

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

Against the Motion: J. Mills, R. Subramanian

CARRIED

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, April 7, 2026

Regrets: K. Oxley, N. Pryce (Until April 16)

F. ADJOURNMENT

The meeting adjourned at 5:21 p.m.

G. NEXT MEETING

Tuesday, April 7, 2026 at 4:00p.m.