

City of Edmonton First Place Program Twin Brooks Community Design Engagement Design Engagement Meet #3

Meeting Date: May 25th, 2017, 6:00 pm - 8:15 pm

Location: #301, 1103 - 95 Street SW

*Attendees: City of Edmonton (CoE), Builder (Landmark Homes), and Community participants**

- City of Edmonton: Tim McCargar, Prabhat Dahal
 - Builder: Gurpreet Singh, Rui Huang, Heather Vera
 - Bruce Williams, Landscape Architect
 - Community Participants* (community)
- On the evening of May 25, 2017, community residents, City and Landmark Homes staff met to continue Twin Brooks First Place community design engagement process.
 - Design Engagement coordinated by Landmark Group of Companies and City of Edmonton representatives

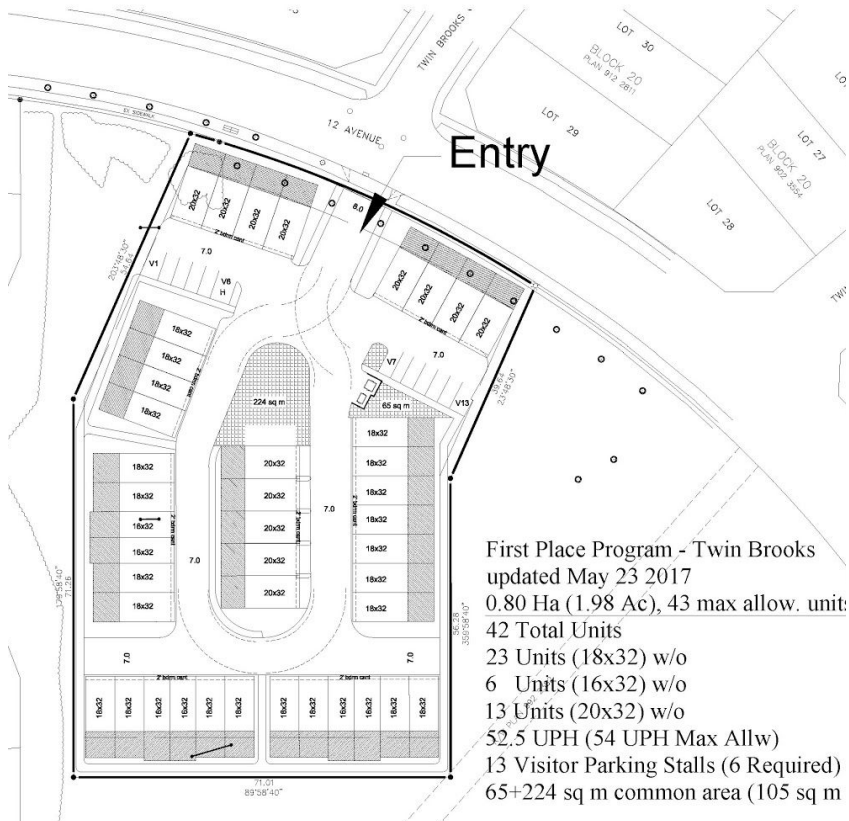
Follow up from April 20th meeting

- [April 20th meeting notes](#) reviewed and accepted as presented



* individual representative names taken out for privacy reasons

Revised Site Layout updates- changes incorporated from April 20, 2017 meet



- Plan highlights:**
- Land Area: 0.8 Ha
 - Number of homes: 42
 - Home types: 3
 - Common area: 289 sq.m
 - Number of visitor parking: 13
 - Garbage collection: Central
 - Mail: Community mailbox

First Place Program - Twin Brooks
 updated May 23 2017
 0.80 Ha (1.98 Ac), 43 max allow. unit:
 42 Total Units
 23 Units (18x32) w/o
 6 Units (16x32) w/o
 13 Units (20x32) w/o
 52.5 UPH (54 UPH Max Allw)
 13 Visitor Parking Stalls (6 Required)
 65+224 sq m common area (105 sq m)

Figure 1: Final site plan

Site landscape concept and design presentation and discussion

Bruce explained landscape requirements and presented landscape plan to participants. Some of the highlights of conversation was:

- proposed landscape (Figure 2) plan meets zoning requirements for Twin Brooks First Place.
- impact of existing larger trees adjacent to west building site explained along with safety concerns and crime prevention through environmental design (CPTED) requirements.
- city has planted trees east of building site that will address prior participants concerns.
- existing trees to be retained in plan as much as possible.

Recommendation/Suggestion

- builder suggested possible changes to rink lighting be pursued with the City.
- interest expressed by participants in moving trees from North West corner of building to area east of site by league.
- no need to place more trees on west side of site.
- city's First Place Program team to work with Builder and Forestry to manage existing trees that may be impacted by First Place development
- if possible, move some spruce trees in the interior of the site

On periphery

- east- Increase the number and size of trees next to the Rink

- south west- trees on adjacent land is recommended
- north- smaller trees to be relocate (if possible within the development or within the school park site)

On-site landscaping

- central island has variety of shrubs and trees blending with the development
- west side is lighter not many things needed
- east and South side will need treatment as proposed (within the beyond the site, if possible)

Entrance landscaping feature

- entrance feature- will be subtle
- entrance signage- simple and plain, non-intrusive
- colour: similar to site surrounding and landscaping

Maintenance

- common landscape and open area maintained by the Condo Board-
- private amenity space is sloped for stormwater management
- small site space is a constraint elaborative design

Privacy and Fencing

- fencing along 12 ave discussed. Preference for wrought low iron fencing on 12 ave.
- preference for 4 ft (internal) fence elsewhere expressed
- each home has privacy divider on the entrance and had has some notional fence to separate
- fences are gated with wrought iron fence
- site fence is 5 ft tall as chain link fence on three side

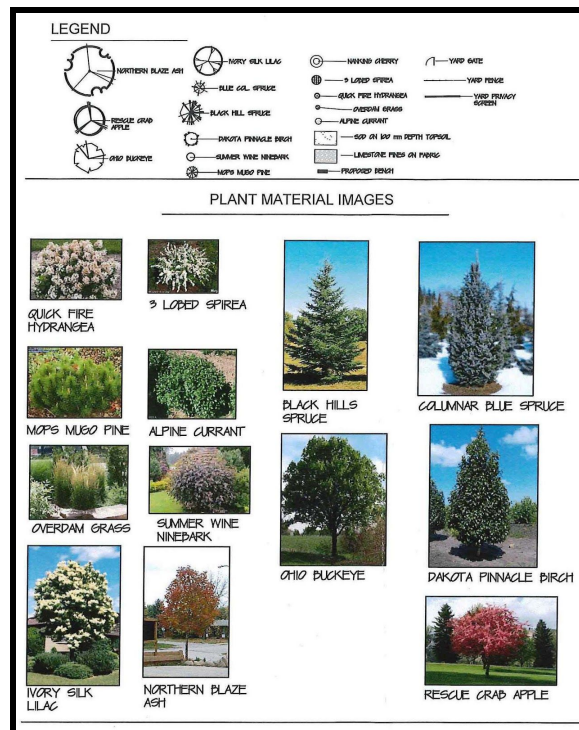


Figure 2: Site Landscaping Plan

Figure 3: Surface Parking with full basement

In addition:

- city will share safety concerns with City Operations on trees west of building site south of 12th avenue.
- participants ask to have trees correctively pruned and two spruce trees moved.
- entrance feature sign feedback sought from participants.
- question about restrictions on planting on private amenity space shared. Issue for condo board to manage.
- blackout blinds to be installed on homes facing rink (East Facing homes)

Discussion on site functionalities

Site circulation adjustment

Changes to site plan to respond to suggestions by design engagement participants and City's Transportation Planning

- sidewalk extension to minimize walk across the drive lane
- sidewalk relocation to promote surface runoff flow (storm water)
- sidewalk relocation to keep surface runoff contained within development
- will explore the option to make 4' black chain link fence with City Development Officer (DO) on west boundary line

Waste collection

- two options discussed: centralized and individual(similar to Bearspaw)
- discussion about centralized garbage collection shared by participants.
- preference vary for garbage collection.
- preference for centralized garbage collection but condo board direction on garbage will be provided and buyers to be informed by sales staff.
- will explore if garbage pickup site can have gates with City DO and waste department.



Figure 4: Central Garbage bin location

Building architecture style presentation for Twin Brooks First Place Program

Three different exterior design options shared

1. Mountain Lodge
 2. American Craftsman
 3. New England Saltbox
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1. Mountain Lodge style
 - a. rugged and earthy style
 - b. rustic simplicity colour
 - c. lots of wood (or wood like feature) building material
 - d. popular style for mountain and lakeside vacation homes
 - e. kirkness FP elevation is inspired from this style



Figure 5: Mountain Style

2. American Craftsman style
 - a. low pitched gabled roof
 - b. wide porches with tapered columns
 - c. decorative attic vents
 - d. decorative brackets
 - e. bearspaw FP elevation is inspired from this style



Figure 6: American Craftsman style

3. SaltBox Style:
 - a. relatively long and pitched roof
 - b. flat looking front
 - c. some has break-in roof line with trim board
 - d. blue quill FP is inspired from this style



Figure 7: SaltBox style

Style discussion outcome

- preference for craftsman design expressed by all participants
- participants also expressed interest to have natural stone on the lower part of column

Next Steps and Follow up items:

- refine final design with updated elevation and 3d rendering to be shared in next meeting
- share building materials, colour selection, and exterior details
- share site entrance signage in next meeting

Next design meeting date

July 27, 2017
Landmark Group of Companies
#301, 1103 - 95 Street SW