

City of Edmonton First Place Program

Kirkness Community Design Engagement #1 Meeting Notes

Meeting Date: June 2, 2015, 6:30 - 8:45 p.m.

Location: Clareview Recreation Centre

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

On the evening of June 2nd, the above representatives met to provide information and to solicit input into the City's Kirkness First Place Design Engagement Meeting #1. The following **Agenda Items** were discussed:

1. The City welcomed residents to the start of the design engagement process and explained:
 - the design engagement opportunity,
 - participant expectations,
 - the design engagement process,
 - how the City will evaluate this process,
 - how we will communicate progress made.
2. The outcome of the "What We Heard" report for the Kirkness Open House held on April 14, 2015 was shared and explained.
3. Design engagement meeting led by the Builder's representative:
 - Builder briefly explained First Place design engagement process and their experience from the past.
 - Builder explained Landmark's home product line & ACQbuilt (formally known as Landmark Building Solution) building panel technology including Landmark's high EnerGuide rated homes that are above the industry standard.
4. Kirkness Project Site and Info presented by the Builder:
 - First Place site area in Kirkness is 1.4 Ha
 - Builder explained the zoning regulations which specify a maximum number of homes allowable for the Kirkness site is 75 (75.6)
 - Front/back/side setback requirement as per zoning allowance
 - Promote greenspace at frontage space to create a nice curb appeal and public buffer zone
 - Entry/exit requirement and consideration (fire/emergency access, traffic requirement and waste collection)
5. Interaction: Questions/Concerns raised by the community representative
 - Questions arose about adjacent traffic issues. City staff will seek information regarding:
 - traffic questions about volume near site,
 - plans for 153 Ave. improvements,
 - ask Fire Rescue how they access neighbourhood north of building site,
 - pros and cons on choice of drive under and surface parking discussed.

Transportation response will be shared in next meeting

6. Site Layout, 14 Different Options Presented (attached) and Group Discussion:
 - Community Representatives liked Option 4b/4d because:
 - optimal density
 - efficient and effective internal loop for fire/waste collection
 - adequate open/green space
 - West drive lane and parking space provides even more buffer zone to adjacent apartment buildings
 - Drive under provides security and convenience during winter season
 - Adequate visitor parking (almost 3 times as req'd) and has options to lease/sell some parking to home owner with 3rd vehicles
7. Angle parking was discussed as an option for visitor's parking but the Builder suggested that the land efficiency will be less and requires more space and depth.
8. Residents shared concerns about derelict cars on visitor parking discussed and condo board governance explained.
9. One participant liked option 4e for adequate open space, Second participant preferred 4d for drive under (but suggested fewer number of homes), Third participant liked option 4d, Fourth participant liked option 4b because of good sight line and buffer, Fifth participant like option 4c but has some concern on alignment of homes, and Sixth participant liked option 6 because of the lower number of homes.
10. Builder commented that low yield will bring up the cost and selling price significantly which defeats the whole purpose of the 1st Place Housing program. To maximize to the allowable density will help to provide opportunities to help as many 1st time home buyers as possible, maximum profit from 1st Place projects is not the first priority here.
11. City staff suggested that the Builder consider smaller blocks facing 151 Ave to integrate into the neighbour (single/duplex housing across the street) better.
12. All of the suggestions above will be considered for tweaking the building site layout, which will be shared with the Community Representatives in the next meeting.

Next meeting date: June 23 invitation

**Individual representative names taken out for privacy reasons.*