

Bears paw Design Engagement Meet-3

April 28, 2014

Yellowbird Community League (7:00 to 9:15)

Design Engagement Participants

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

- City of Edmonton: Tim McCargar, Prabhat Dahal
- Builder: Chris Houlind, Deepa Somani, David Chiu
- Community Representatives (community)

Meeting notes:

Follow up from second design engagement meet:

Group reviewed changes from previous discussion. Site plan revised (attached) to include one additional visitor parking stall. Group review photos of retaining wall details requested at previous meeting. Cats' ears and fan gables exterior details removed as requested.

On Landscape details:

City explains that landscape details cannot be shared until shallow utility locations are known. City will send landscaping details to group during permit process for their review and comment. Expected review in June or July, depending on development permit progress.

On external colour scheme:

Three exterior colour schemes reviewed by participants. Discussion about back elevation issue, colour jumping around less and flow better. Front elevation well balanced. Builder will adjust to reflect feedback.

Few suggestions from the participants:

- Continuity of seamless colour connection; create more consistency
- Balance is required
- "Similar yet different" theme
- Change fourth unit colour scheme

Discussion of variety of colour schemes or selection of one

Preference for one base colour, with scheme C colour, with red and blue accent, no green.

Selected scheme:

- Stratus
- Accent: Blue and Red accent but not Green
- Variance on the side
- Uniform or variety: Uniform
- Base- darker than 1 and lighter than 2: stratus
- Window - white window trim and frame
- Door- charcoal kitty colour

** Individual representative names taken out for privacy reasons*

Going to builder to select the colour scheme

Builder will prepare a revised colour exterior treatment and share with group at landmark office to review on Friday: 8 to 4

On Friday (May 02, 2014), four out of eight Design Engagement participants visited Landmark office to select base colour.

Three out of four selected Brownstone (colour attached) as their first preference, once selected Sandlewood as preference.

I have attached both options with this email; please share your opinion by Friday (May 09, 2014).

Engagement Survey:

City provided opportunity for participants to complete design engagement survey. Survey results will inform future design engagement with other communities.

Discussion of next steps occurs. Subdivision application to create separate building site is in progress. City will prepare rezoning to change adjacent open space to AP (park zone). Development permits to be prepared, looking to submit by June.

On Sales:

The design engagement participants asked to be informed when new homes sales begin. City/builder agreed to inform group as requested. Also, City was requested to provide communication text for community league newsletter and website regarding the design engagement process.

Others:

- City also informed participants of first place program report going to executive committee on May 20, and of opportunity for public to speak to program at that time.
- City was requested to explore current occupancy of Keheewin Elementary school
- City will share YouTube Video link of the First Place Program.
- City will update First Place website with updated information on Bearspaw

Link to Landmark Facebook page (Third Design Engagement process).

[Bearspaw Third Design Engagement Meet](#)

CITY OF EDMONTON
FIRST PLACE PROGRAM

Bearspaw (105 St. & 16 Ave.) Consultation

Meeting #3

April 28, 2014

Yellowbird Community League

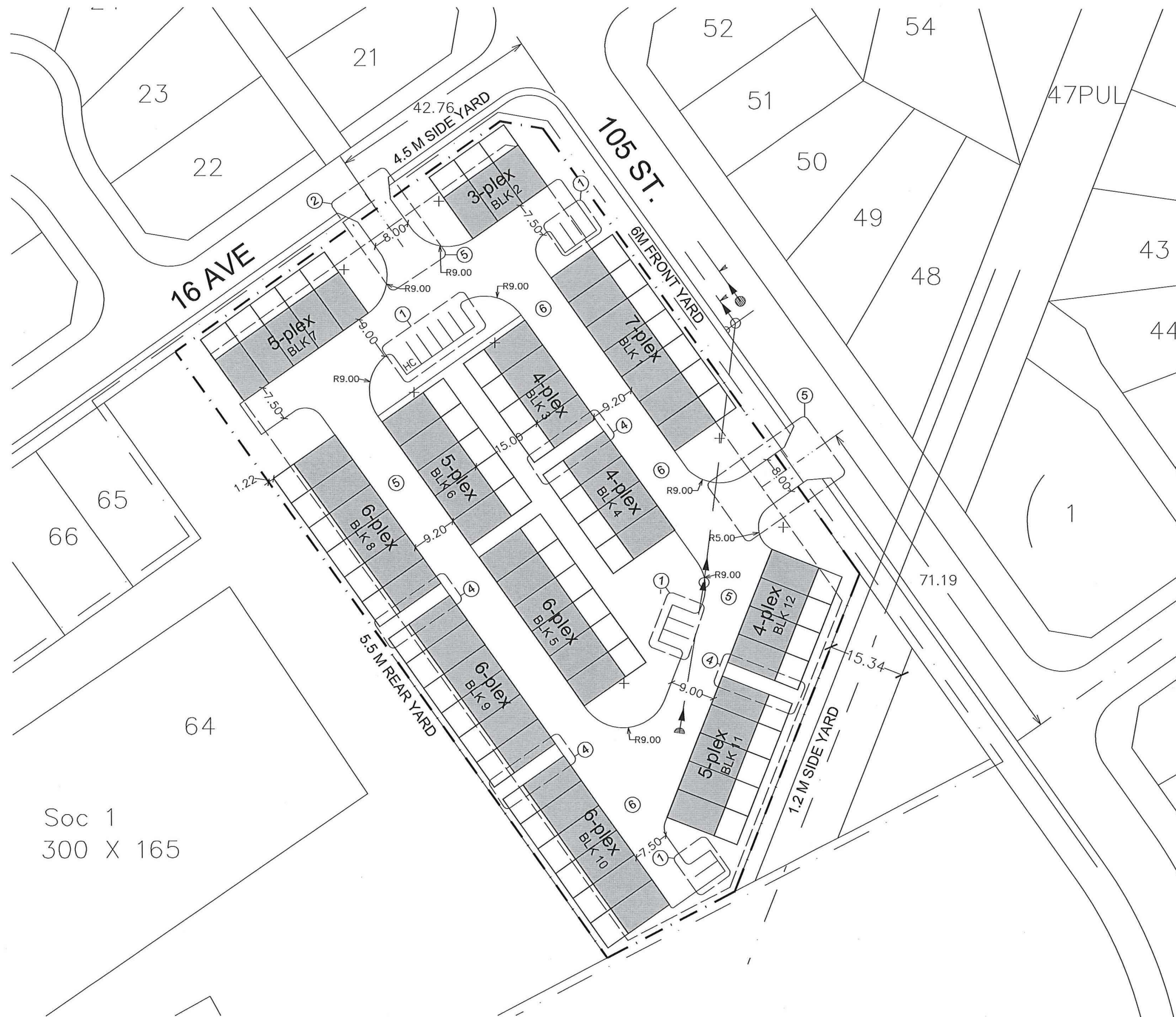
10710 – 19 Ave.



AGENDA

1. Opening comments.
2. Review exterior building treatments.
3. Review building colors and materials schemes.
4. Assign color schemes to buildings on site plan.
5. Key messages and pictures to post on city web site and builder Facebook page to inform community of meeting progress.
6. Completion of the design engagement survey by all participants/ City interview.





SITE DATA:
 SITE AREA: 1.2 HA (2.96 ACRE)
 MAX ALLOWABLE UNITS: 64 UNITS
 (@ 54 DWELLINGS PER HA)
 UNITS PROVIDED: 61
 VISITORS PARKING REQ.: 9
 VISITORS PARKING PROVIDED: 13 + HC

- ITEMS INCORPORATED:
- ① Added more visitor parking stalls (spread out through site)
 - ② Aligned the entrance with the back lane along 16th ave
 - ③ Site now has 61 units
 - ④ Provided shorter buildings (less 7-plex, more 3-6 plex) for better street vistas and for better pedestrian connectivity
 - ⑤ Transportation, Fire Rescue & Waste Management's preliminary review indicated- they are in favor of loop circulation and are okay with the locations of both entrances
 - ⑥ Waste Management is okay with door to door garbage pickup
 - ⑦ 1:100 Year storm incorporated into design



SAPPHIRE

130

129

120





LANDMARK
GROUP.CA

NOW SELLING



NOW SELLING

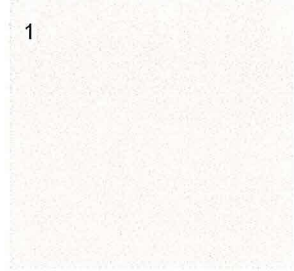


Comfortable family living

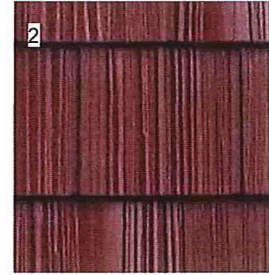
LANDMARK
WELCOME

OPENING HOURS
Tue - Sat 10 AM - 5 PM
SUN - MON 12 PM - 4 PM
CALL THE REALTOR
800-456-1234

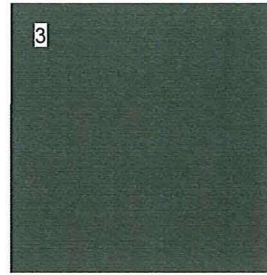
EXTERIOR MATERIALS & FINISHES



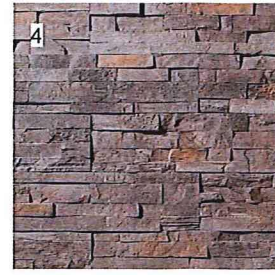
VINYL SIDING
- MITTEN (BONE)



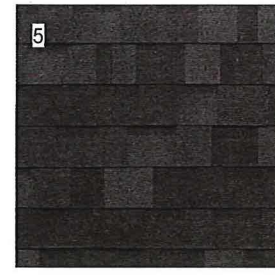
VINYL SHAKES SIDING
- MITTEN (RICHMOND RED)



VINYL SIDING
- MITTEN (MUSKOKA GREEN)



MANUFACTURED STONE
- BOLDER CREEK (ALDEN)



ROOF ASPHALT SHINGLES
- IKO (DUAL BLACK)

MATERIALS & FINISHES LEGEND
COLOUR SCHEME A

- 1. VINYL SIDING - MITTEN (BONE)
- 2. VINYL SHAKES - MITTEN (RICHMOND RED)
- 3. VINYL SIDING - MITTEN (MUSKOKA GREEN)
- 4. MANUFACTURED STONE - BOLDER CREEK (ALDEN)
- 5. ASPHALT ROOF SHINGLES - IKO (DUAL BLACK)
- 6. 6" FASCIA
- 7. 6" VINYL TRIM
- 8. PRECAST CONCRETE STEP
- 9. PVC WINDOW



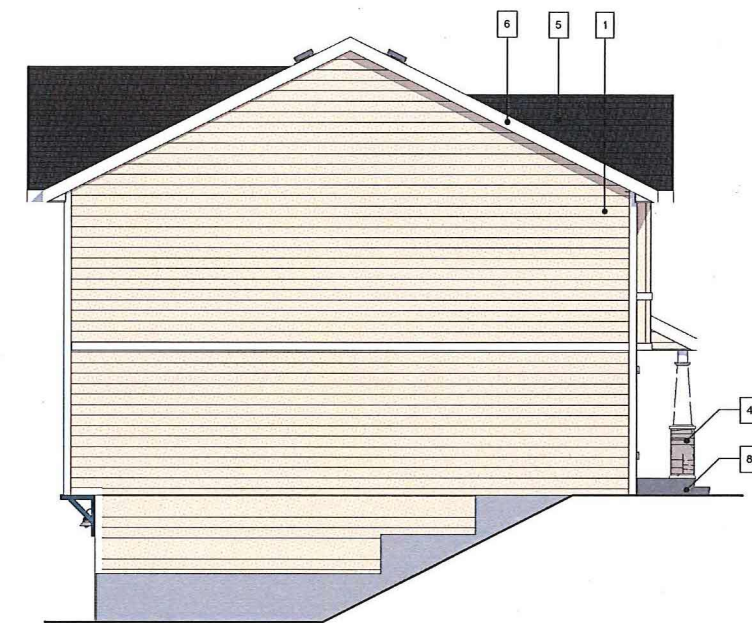
① Building Front Elevation
3/16" = 1'-0"



③ Building Side Elevation - High Visibility
3/16" = 1'-0"



② Building Rear Elevation
3/16" = 1'-0"



④ Building Side Elevation - Low Visibility
3/16" = 1'-0"

PROPOSED BEARSPAW ELEVATIONS

Colour Scheme A

Project Number: Bearspaw

Date

Scale: 3/16" = 1'-0"

A1



EXTERIOR MATERIALS & FINISHES



1 VINYL SIDING - MITTEN (ROCKAWAY GREY)

2 VINYL SHAKES SIDING - MITTEN (RICHMOND RED)

3 VINYL SIDING - MITTEN (ANNAPOLIS BLUE)

4 MANUFACTURED STONE - BOLDER CREEK (ALDEN)

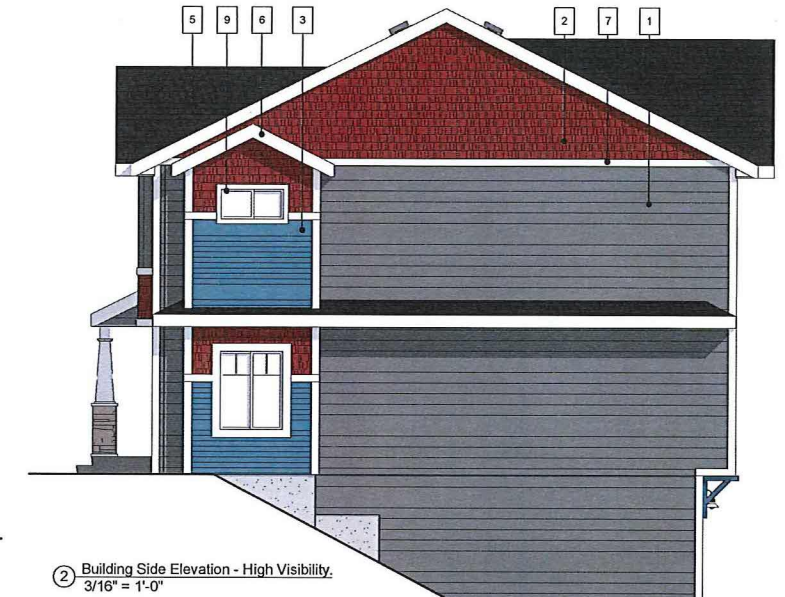
5 ROOF ASPHALT SHINGLES - IKO (DUAL BLACK)

**MATERIALS & FINISHES LEGEND
COLOUR SCHEME B**

- 1. VINYL SIDING - MITTEN (ROCKAWAY GREY)
- 2. VINYL SHAKES - MITTEN (RICHMOND RED)
- 3. VINYL SIDING - MITTEN (ANNAPOLIS BLUE)
- 4. MANUFACTURED STONE - BOLDER CREEK (ALDEN)
- 5. ASPHALT ROOF SHINGLES - IKO (DUAL BLACK)
- 6. 6" FASCIA
- 7. 6" VINYL TRIM
- 8. PRECAST CONCRETE STEP
- 9. PVC WINDOW



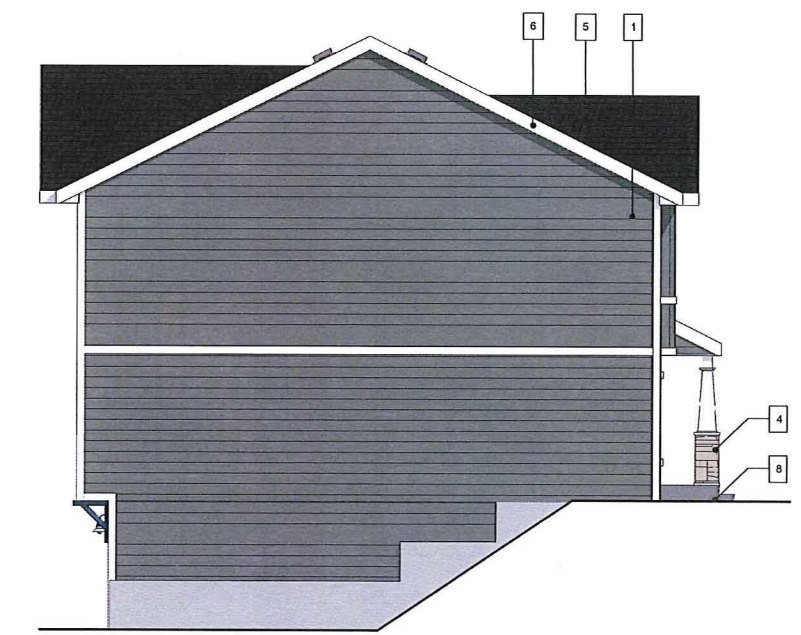
1 Building Front Elevation. 3/16" = 1'-0"



2 Building Side Elevation - High Visibility. 3/16" = 1'-0"



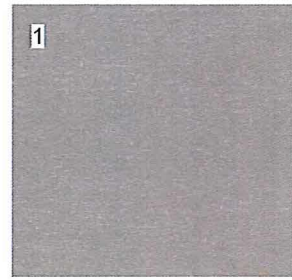
3 Building Rear Elevation. 3/16" = 1'-0"



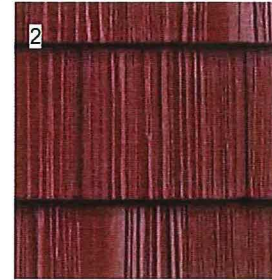
4 Building Side Elevation - Left. 3/16" = 1'-0"



EXTERIOR MATERIALS & FINISHES



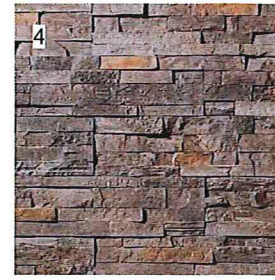
VINYL SIDING
- MITTEN (STRATUS)



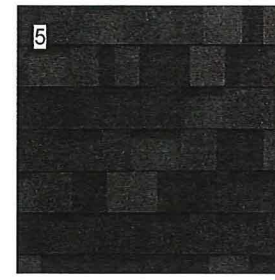
VINYL SHAKES SIDING
- MITTEN (RICHMOND RED)



VINYL SIDING
- MITTEN (MUSKOKA GREEN)



MANUFACTURED STONE
- BOLDER CREEK (ALDEN)



ROOF ASPHALT SHINGLES
- IKO (DUAL BLACK)

**MATERIALS & FINISHES LEGEND
COLOUR SCHEME C**

1. VINYL SIDING - MITTEN (STRATUS)
2. VINYL SHAKES - MITTEN (RICHMOND RED)
3. VINYL SIDING - MITTEN (MUSKOKA GREEN)
4. MANUFACTURED STONE - BOLDER CREEK (ALDEN)
5. ASPHALT ROOF SHINGLES - IKO (DUAL BLACK)
6. 6" FASCIA
7. 6" VINYL TRIM
8. PRECAST CONCRETE STEP
9. PVC WINDOW



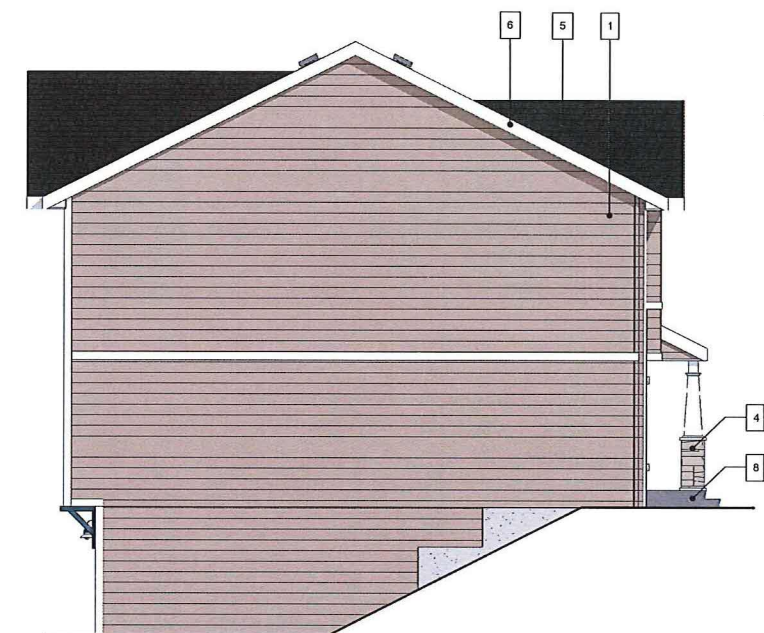
① Building Front Elevation..
3/16" = 1'-0"



② Building Side Elevation - High Visibility..
3/16" = 1'-0"



③ Building Rear Elevation..
3/16" = 1'-0"



④ Building Side Elevation - Low Visibility..
3/16" = 1'-0"



PROPOSED BEARSPAW ELEVATION

COLOUR SCHEME A

COLOUR SCHEME B

COLOUR SCHEME C

MATERIALS & FINISHES LEGEND

The board displays three architectural elevation drawings, each with a corresponding color scheme. Each drawing includes a main elevation and a smaller side elevation. To the right of each drawing is a legend with numbered swatches (1, 2, 3) representing different materials and finishes. The board is held by a woman in a black jacket, who is presenting it to two other women in a grassy field. The woman on the left is wearing a green jacket, and the woman on the right is wearing a blue top. The background shows a residential area with houses and trees under a clear sky.