

## **Bears paw Design Engagement Meet-1**

March 10, 2014

Yellowbird Community League

### **Design Engagement Participants**

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

- City of Edmonton: Tim McCargar, Prabhat Dahal
- Builder: Mark Turner, Deepa Somani
- Community Representatives (community)

On behalf of the Strategic Planning, City of Edmonton, we would like to thank you for participating in Bears paw First Place Design engagement Meet

- City and Builder representatives welcomed all participants and thank them for providing time to support the design process. The design opportunity participant expectations engagement process and process evaluation were discussed with the community representatives, prior to discussion of site new home layout options.
- Site layout discussion points include; Opal and Manchester new home Designs and layouts presented to community residents.
- Preference for **Opal site layout** of new homes indicated by the participants
- Interest expressed in adjusting access on 16th Ave. to align with existing Lane will be investigated.
- Residents like the idea of individual garbage pick up for each home.
- Discussion of possible to attached garage townhouse occurred. Cost concerns for first time buyers discussed. Desire for unique elements in homes was expressed. Builder will investigate and report back on how these issues may be addressed.
- Concerns expressed regarding the number of homes proposed in the site layout, and in the provision of parking for new residents.
- Residents also expressed desire in unique characteristics so that these home stand up from other communities. City and builders will investigate how these concerns may be addressed.

### **Key messages from meeting**

- Opal new home site layout alternative preferred by residents
- More visitor parking information to be provided on next design
- Interest in revised design reflecting lower number of homes if possible
- Desire for some unique features in design that will set development apart from other program sites expressed by residents.

*Next meetings propose for **April 7** and **April 28**, subject to hall availability*

- *We want to propose new date **April 08, 2014 or April 09, 2014** (depending on the availability of the Community League Hall for second Design Engagement Meet. Please suggest if the new date does not work for*
- *Information will be updated on the Builders Facebook page. We will be sending an updated email to all representatives, community league executive about the update.*

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

**CITY OF EDMONTON**  
**FIRST PLACE PROGRAM**

**Bearspaw (105 St. & 16 Ave.) Consultation**

**Meeting #1**

**March 10, 2014**

**Yellowbird Community League**

**10710 – 19 Ave.**



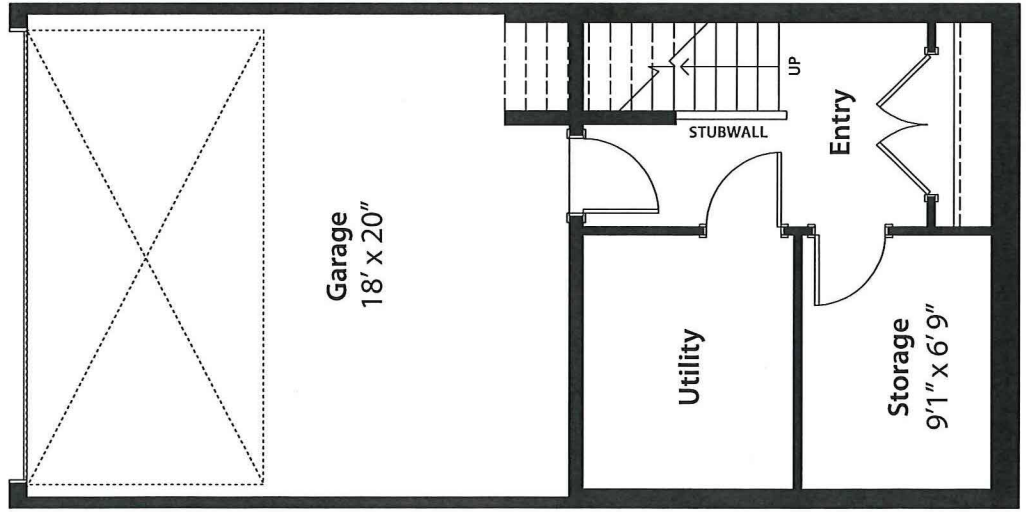
**AGENDA**

1. Opening comments, discussion of the design process objectives and evaluation process, private amenity space requirements, and site discussion (e.g. site constraints, access locations, fencing requirements and integration issues with adjacent city land).
2. Building form allowed for this zone.
3. Drive under town house form.
4. Siting and site layout options - presentation and discussion
5. Selecting the best layout option.
6. Key messages and pictures to post on city web site and builder Facebook page to inform community of meeting progress.
7. Future meeting dates.

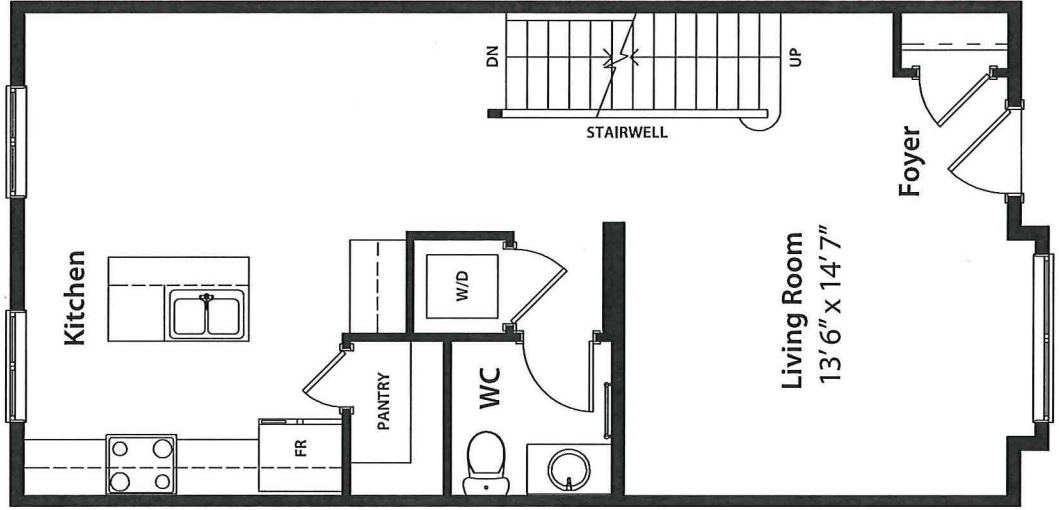
# Typical Manchester Townhouse Floorplan

18' x 36' • 1440 sq. ft.

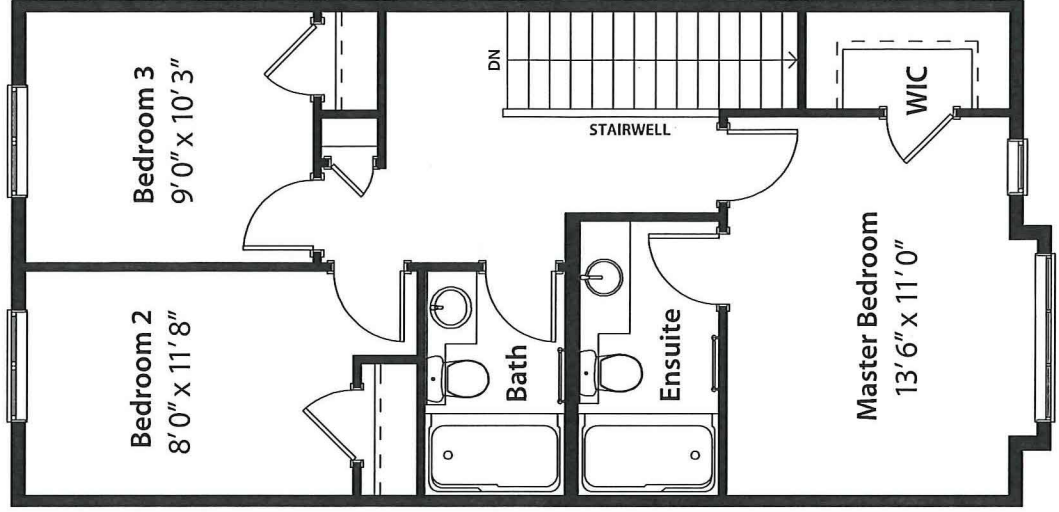
**Basement Level**  
127 sq. ft.



**Main Floor**  
656 sq. ft.



**Upper Floor**  
656 sq. ft.





SITE DATA:  
 SITE AREA: 1.2 HA (2.96 ACRE)  
 MAX ALLOWABLE UNITS: 64 UNITS  
 (@ 54 DWELLINGS PER HA)  
 UNITS ACHIEVED: 63  
 VISITORS PARKING REQ.: 9  
 VISITORS PARKING PROVIDED: 9



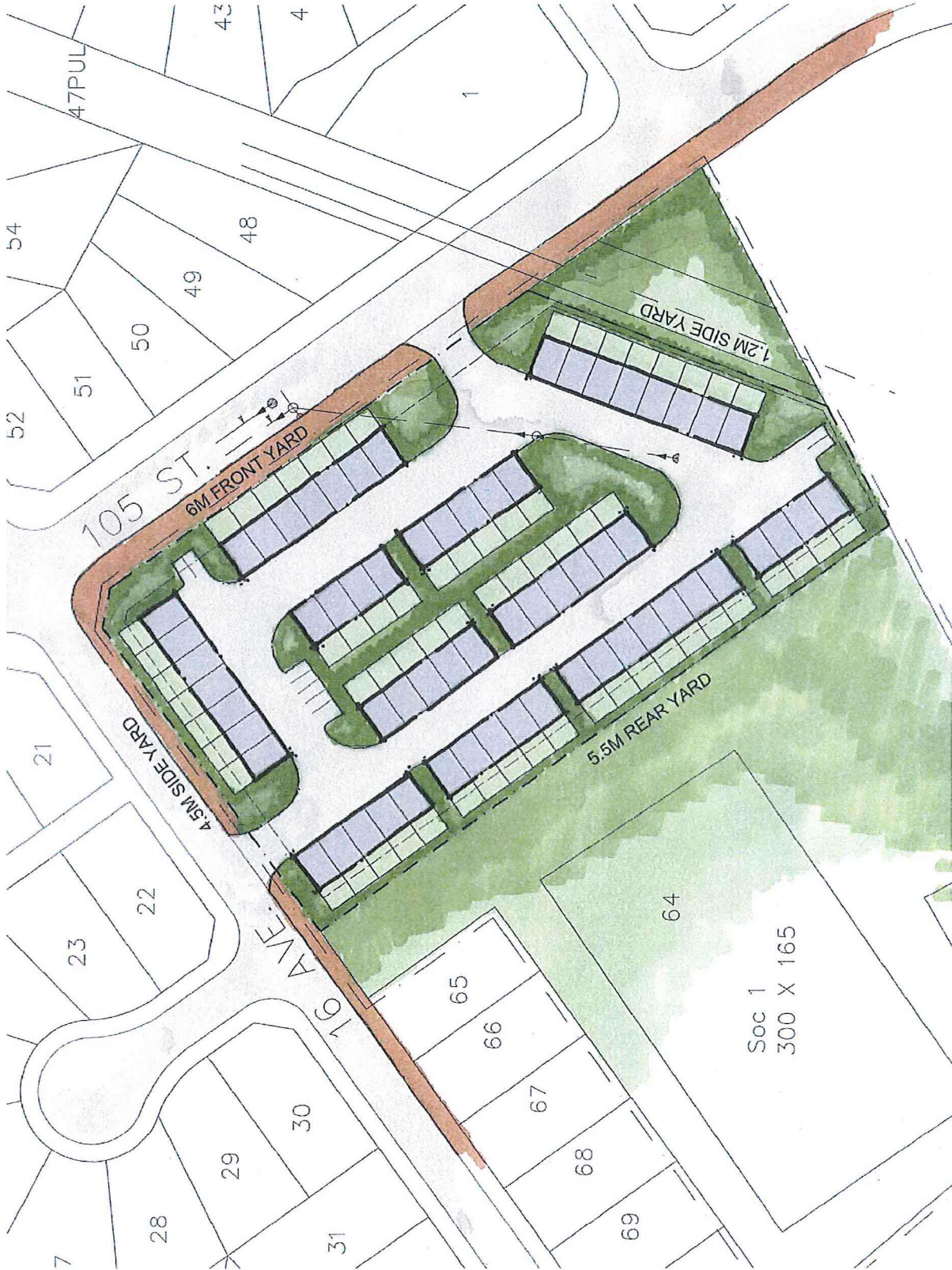
MANCHESTER (36X18)

BEARSPAW SITE LAYOUT- OPTION 2

MARCH 10, 14



SITE DATA:  
 SITE AREA: 1.2 HA (2.96 ACRE)  
 MAX ALLOWABLE UNITS: 64 UNITS  
 (@ 54 DWELLINGS PER HA)  
 UNITS ACHIEVED: 62  
 VISITORS PARKING REQ.: 9  
 VISITORS PARKING PROVIDED: 9



OPAL (32'X20')

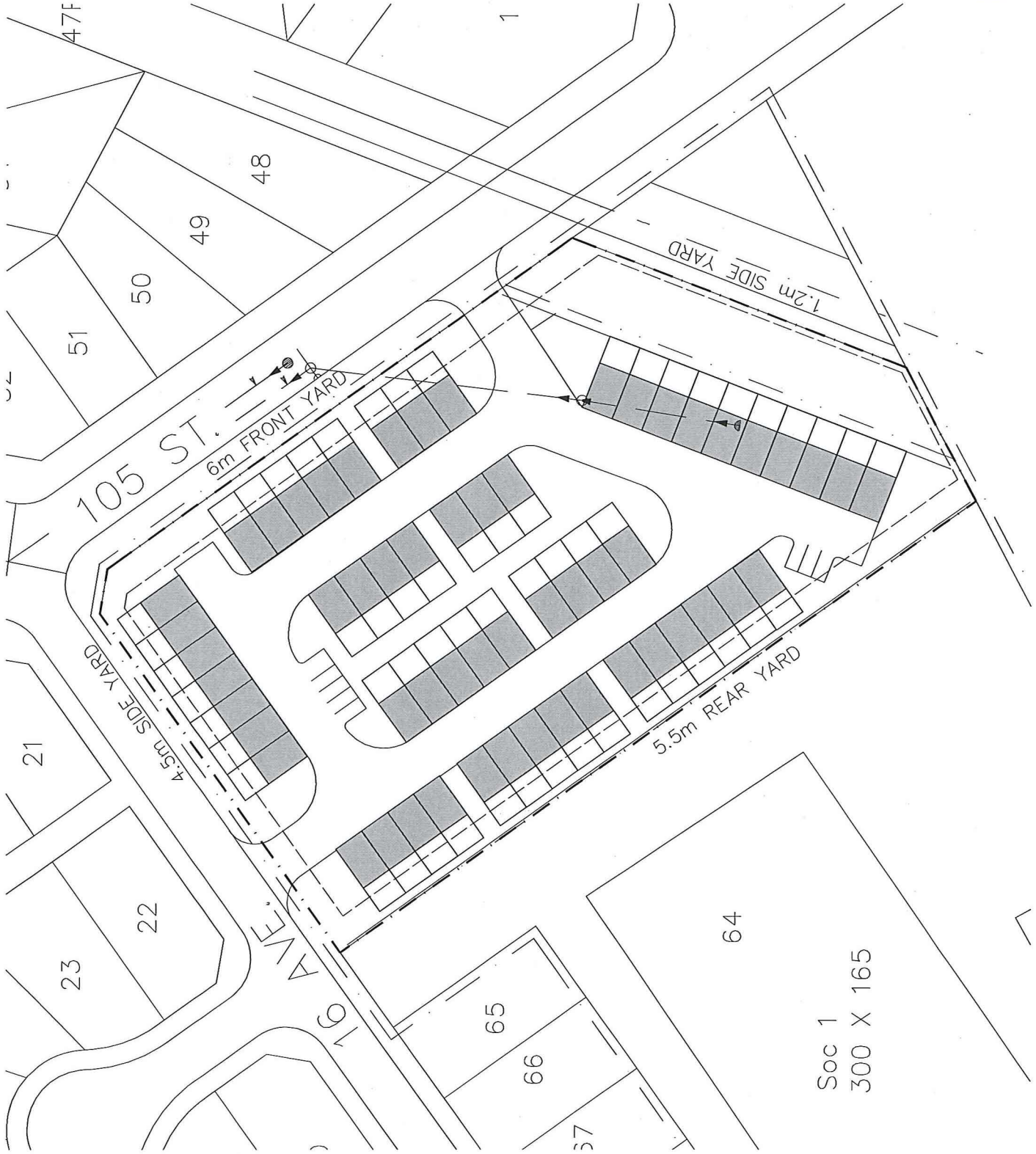
MARCH 10, 14

BEARSPAW SITE LAYOUT- OPTION 1

SITE DATA:  
SITE AREA: 1.2 HA (2.96 ACRE)  
MAX ALLOWABLE UNITS: 64 UNITS  
(@ 54 DWELLINGS PER HA)

UNITS ACHIEVED: 56

VISITORS PARKING REQ.: 9  
VISITORS PARKING PROVIDED: 9



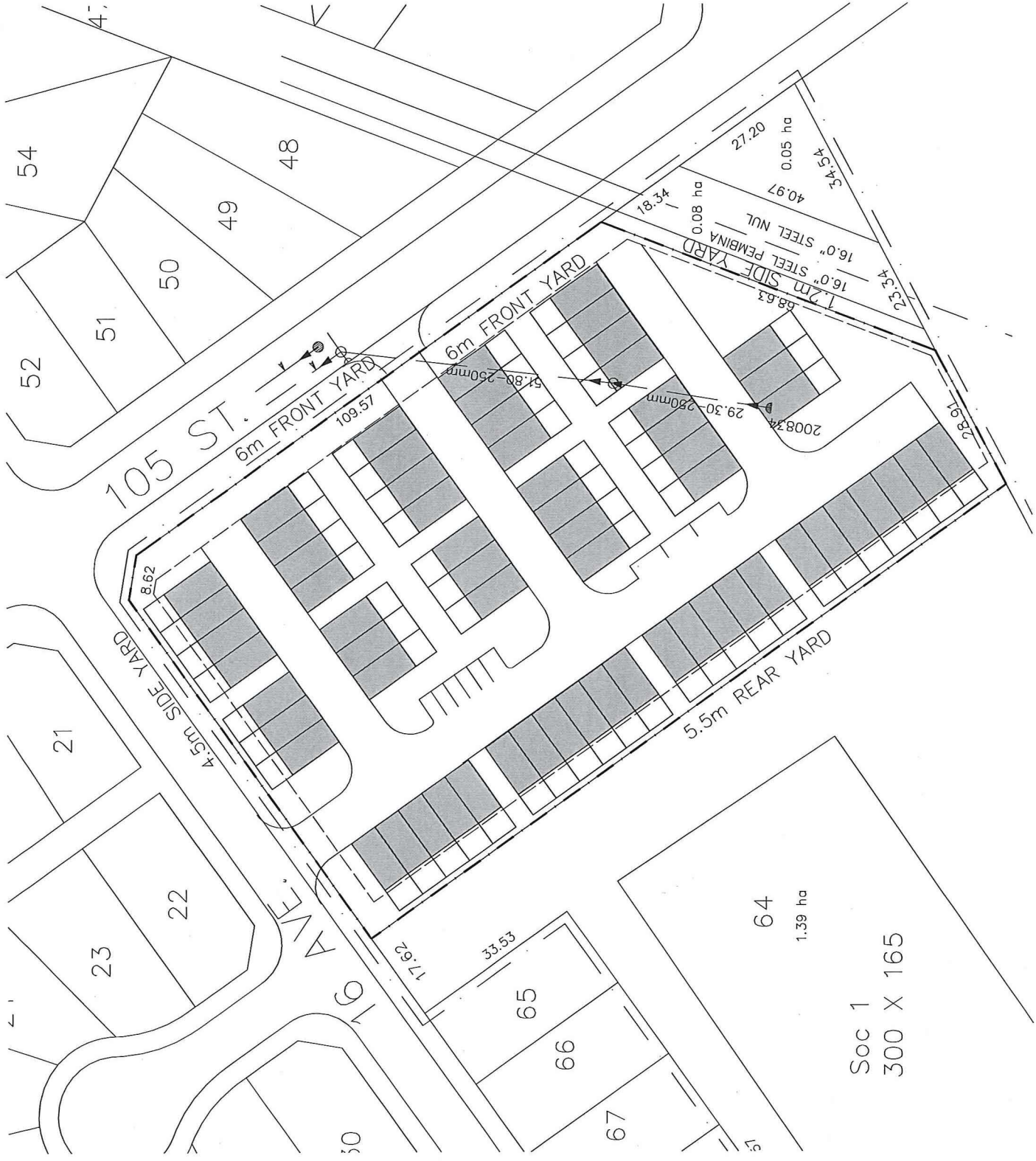
**NON FEASIBLE LAYOUT**

OPAL (32'X20')



SITE DATA:  
 SITE AREA: 1.2 HA (2.96 ACRE)  
 MAX ALLOWABLE UNITS: 64 UNITS  
 (@ 54 DWELLINGS PER HA)  
 UNITS ACHIEVED: 63

VISITORS PARKING REQ.: 9  
 VISITORS PARKING PROVIDED: 9



**NON FEASIBLE LAYOUT**

MANCHESTER (36'X18')

BEARSPAW SITE LAYOUT OPTION

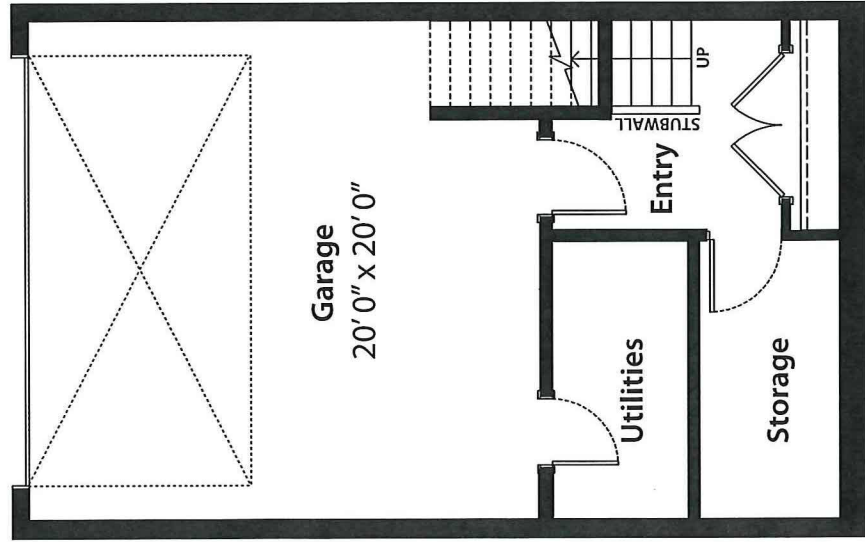
Soc 1  
 300 X 165



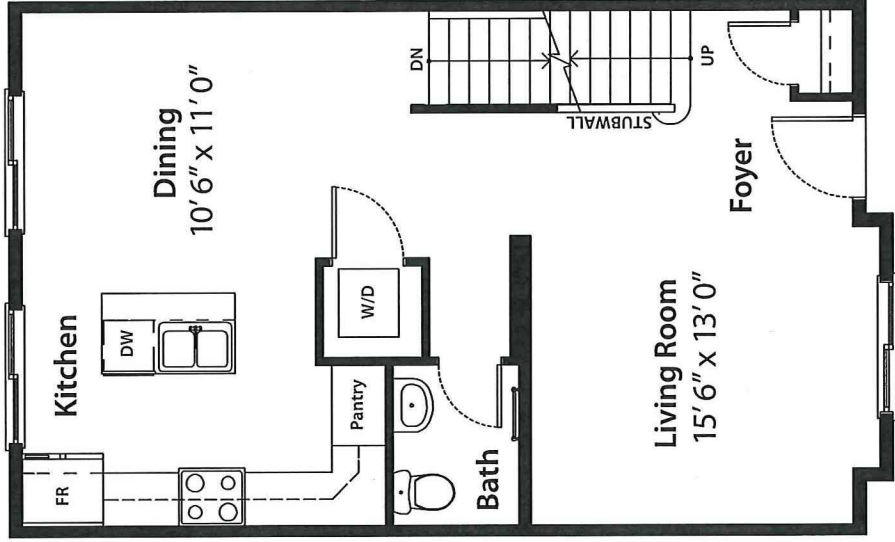
# Typical Opal Townhouse Floorplan

20' x 32' • 1415 sq. ft.

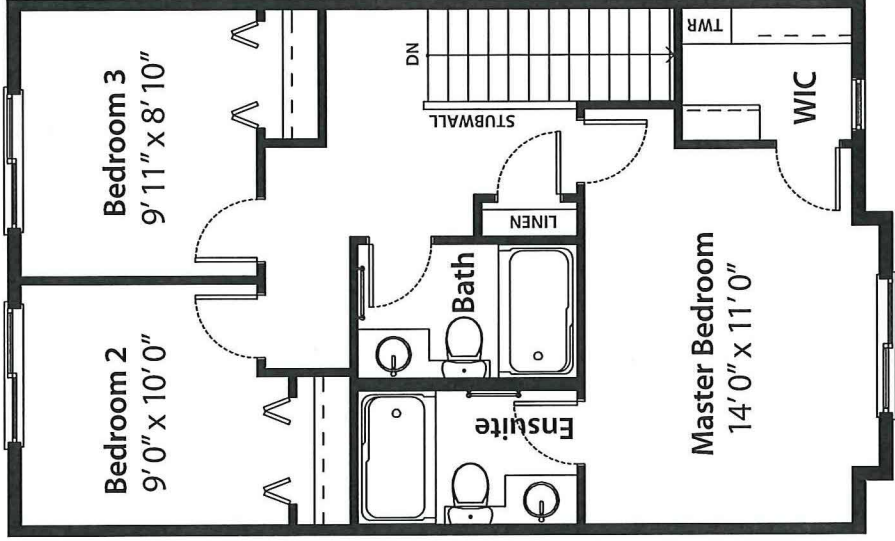
**Basement Level**



**Main Floor**  
650 sq. ft.



**Upper Floor**  
650 sq. ft.





# MANCHESTER

1440 sq. ft. • 18' • wide



**Basement**  
128 sq. ft.



**Main Floor**  
656 sq. ft.



**Upper Floor**  
656 sq. ft.

City of Edmonton – First Place Program  
**Caernarvon Keep Development**  
 #1, 14621-121 Street NW, Edmonton

**SHOWHOME HOURS**  
 Mon - Thurs: 3-8pm  
 Friday: Closed  
 Sat/Sun/Holidays: 12-5pm

**VISIT OUR OTHER SHOWHOMES**  
 Magrath Green – 2003 Rabbit Hill Road, Edmonton  
 Clareview Vistas – 3625 144 Ave NW, Edmonton

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† Landmark will provide third party certification that homes of this model, with Landmark's standard plans and specifications, achieve an EnerGuide rating as indicated or greater. Actual performance and energy consumption may vary according to individual homeowner usage and prevailing weather conditions.

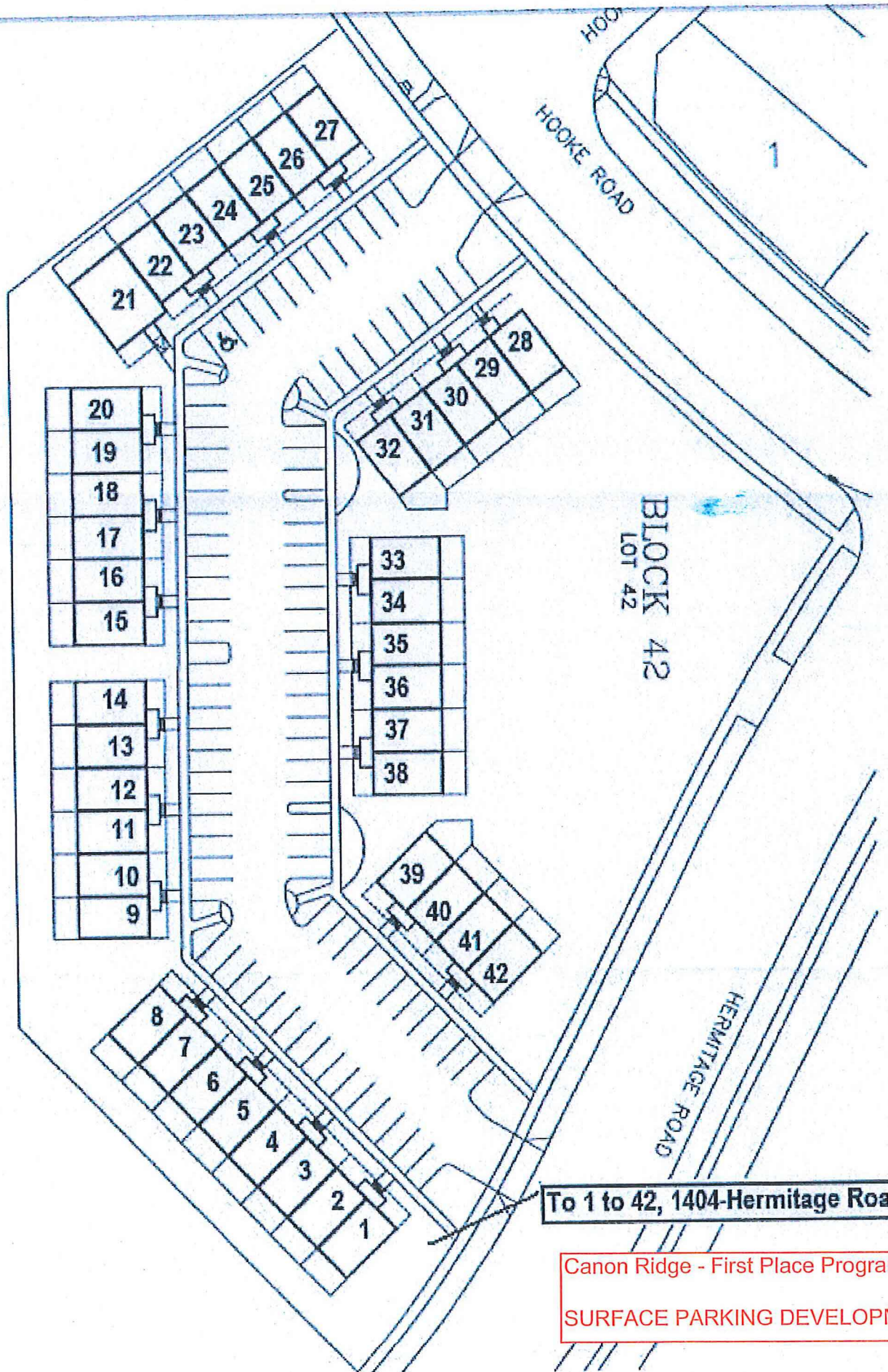
A DIVISION OF



For further information, or other floor plans, please contact your Landmark Representative or our office at 780.436.5959 or 1103-95 Street SW, Edmonton AB, T6X 0P8.

[LandmarkHomes.ca](http://LandmarkHomes.ca)

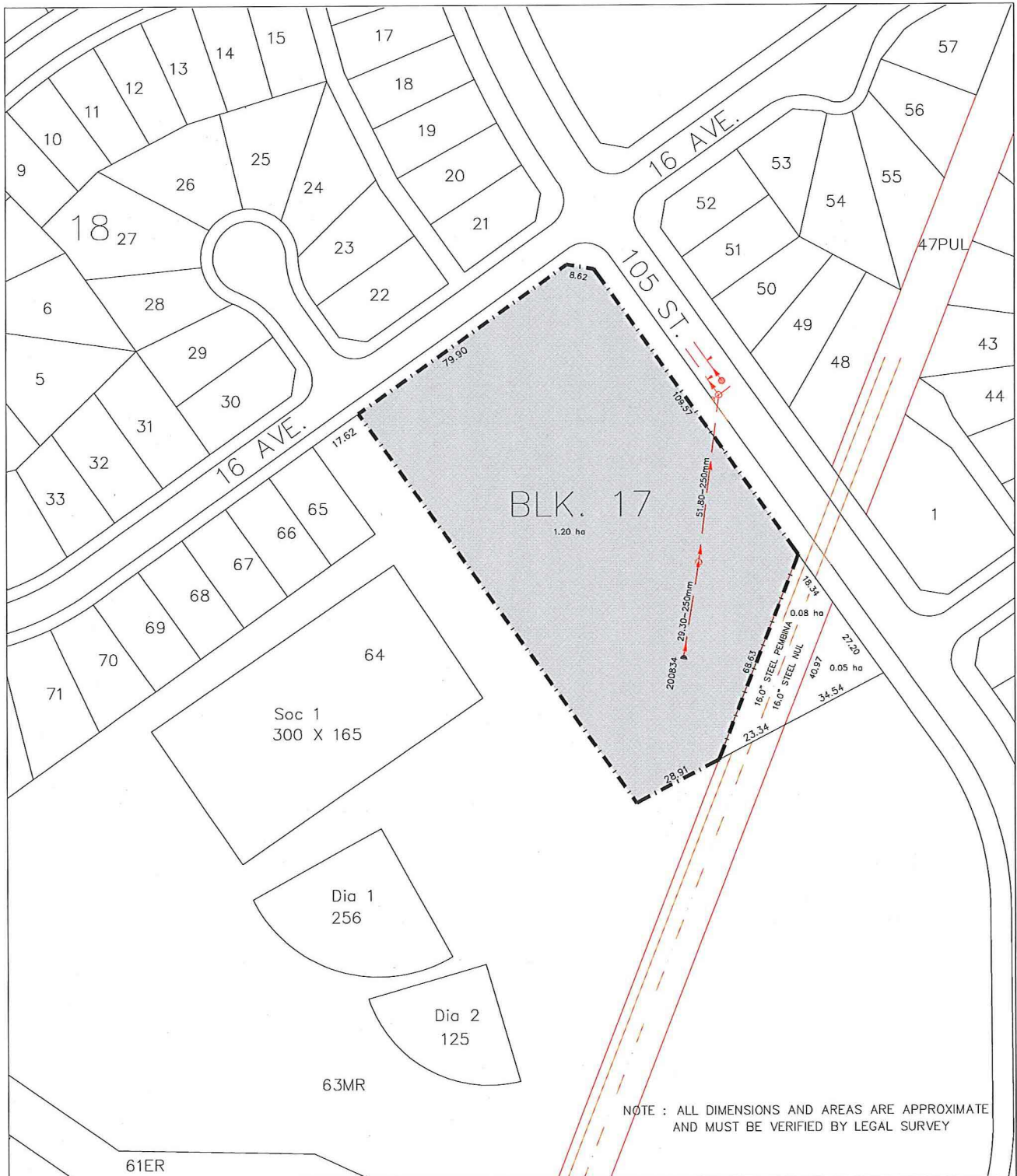




To 1 to 42, 1404-Hermitage Road NW

Canon Ridge - First Place Program  
SURFACE PARKING DEVELOPMENT





NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY

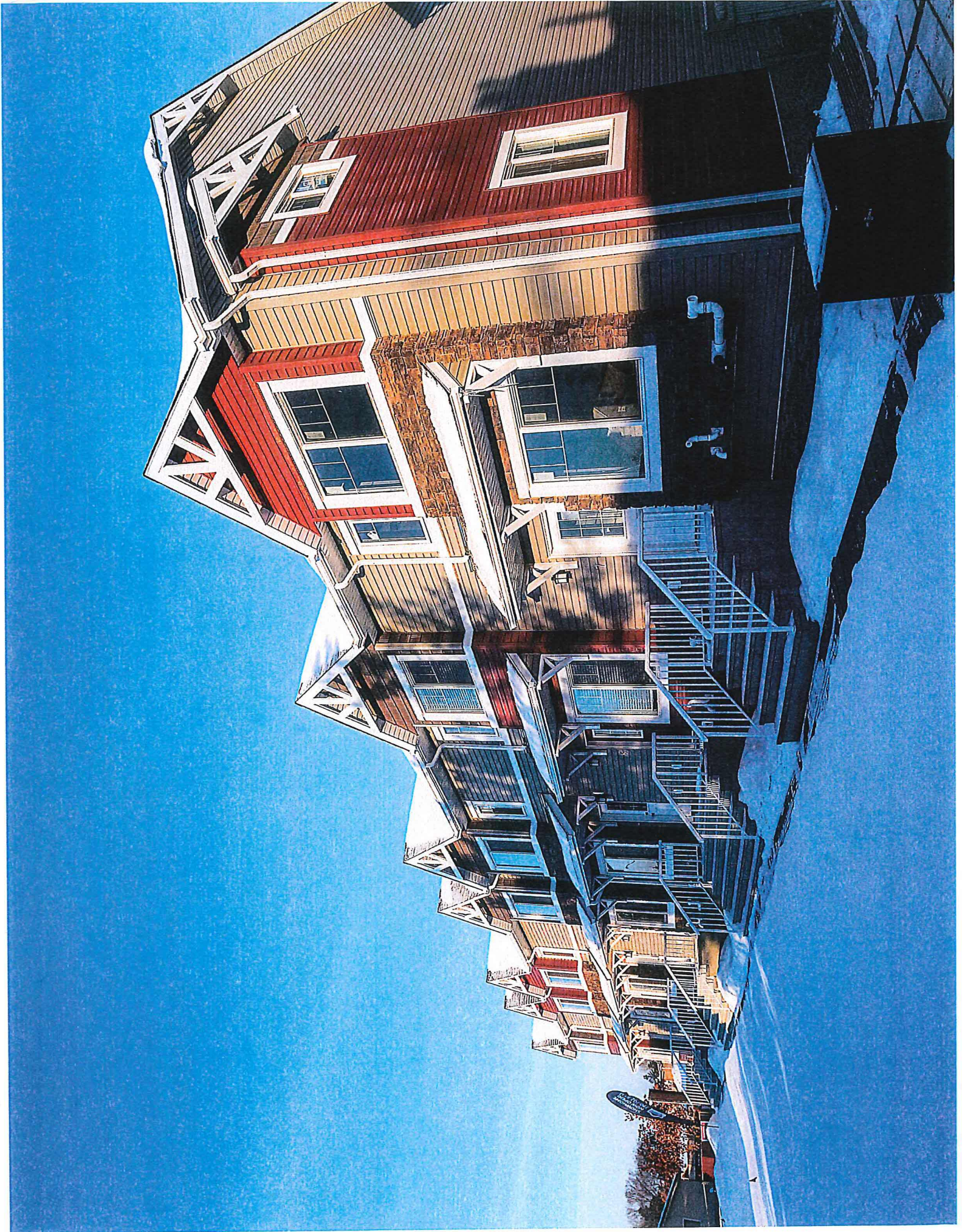


CORPORATE PROPERTIES  
12 01 16 CB\_ 12012

LEGAL: BEARSPAW\_-\_LOT\_64,\_BLOCK\_17,\_\_\_\_\_ PLAN\_802\_3036\_\_\_\_\_







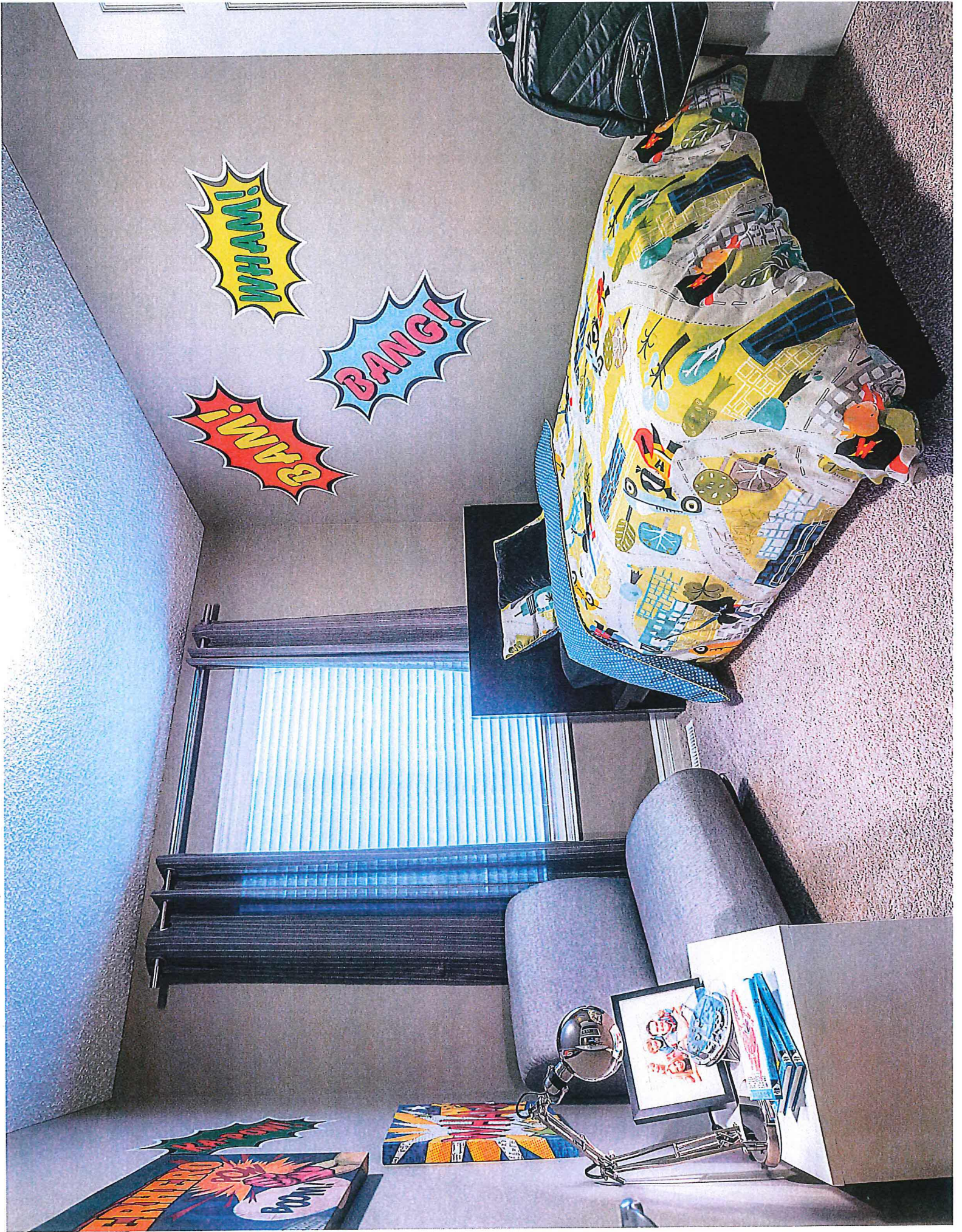












WHAM!

BANG!

BOOM!













