

Bearspaw Design Engagement Meet-1

April 14, 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, David Chiu, Bruce Williams
- Community Representatives (community)

Thank you for attending second design engagement meet. I have highlighted items we discussed and summarize the issue and suggestion for third meeting

Site Plan

- Reviewed changes made to original to site plan to address resident comments including entrance, parking, less number of units, landscape area, and size of home
- The builder also suggested their discussion City's Transportation, Fire rescue service, and Waste Management for their initial input on the current site layout. At this moment they are fine with the proposed layout

Some additional request for the participants

- Groups ask for LED Street light to minimize light pollution- Builder agreed with the request
- Group asks for stagger to avoid looking into neigh windows- its already there
- Asked for further parking and discussed impact on opportunities for first time buyer- builder suggested they will look at it
- One suggestion was to add 2 more parking spaces, delete one more unit for a total of 60 units - points to be taken into consideration; however, other suggestion was to limit the parking on site
- Builder suggested larger size parking stall and more parking provided than required by the City by laws
- Differing views of group regarding additional parking stall (do we need more?)

Drainage

- Site to accommodate 1:100 year storm event on site by over sizing the storm sewer (typically, city requirements for new areas for storm sewers are 1:5), with a controlled discharge to the pond (at 1:5)

* individual representative names taken out for privacy reasons

- The additional cost to improve drainage flow from 1:5 to 1:100 will be around \$200,000
- There will be catch basins at low spots of the proposed layout (maximum ponding allowed by city is 350mm during storm events)

Building Exterior

- Three different exterior designs reviewed to address uniqueness.
- Majority of residents prefer Option 1 because it matches recent adjacent redevelopment and like stone elements (stacked stone)
- Greater architectural interest, overhang larger, asks to have design 2 fencing detail used in design
- Majority of the group suggested for the removal of cats ears, keep peaks but remove gables
- Building material will be vinyl siding with some stone work

Landscape

- Landscaping concept (presented by Bruce Williams), walkways and plant material choices discussed
- Reviewed landscaping concept based on Fall colour preference
- Integration of walking through development and into adjacent city lands, Preference is to have landscaping to separate the common walkway from the front yard fence
- Landscaping limited by shallow utility installation
- Agreed to consider planting on adjacent city land as part of design
- Interest in adding Saskatoon's edible fruit and other edible plants was shown by the group, however, they may need more maintenance, so maybe plant those in one area only
- Group asks for pictures of retaining walls at next meeting (builders will bring few pictures)
- Suggestion to have short (3 to 4 ft) high fence between the front unit's doors and not 6 ft high (6 feet high fence can be located between units, but not at the front entry)
- Reviewed landscape canopies
- Reviewed City perimeter landscape minimum requirements, location of landscaping and again, conflicts that may arise due to shallow utilities

Geotechnical test

- Geotech (soil test) results shared with the group. Results support development of town homes
- Yellowbird Community would like any additional topsoil, City will check with Parks, Developer is willing to haul to Yellowbird to support Community Garden program

- *Next Meeting: April 28, 2014 at Yellowbird Community League Hall*

- *Information is on facebook page*

<https://www.facebook.com/media/set/?set=a.690929044278980.1073741834.124085174296706&type=1>

CITY OF EDMONTON
FIRST PLACE PROGRAM

Bearspaw (105 St. & 16 Ave.) Consultation

Meeting #2

April 14, 2014

Yellowbird Community League

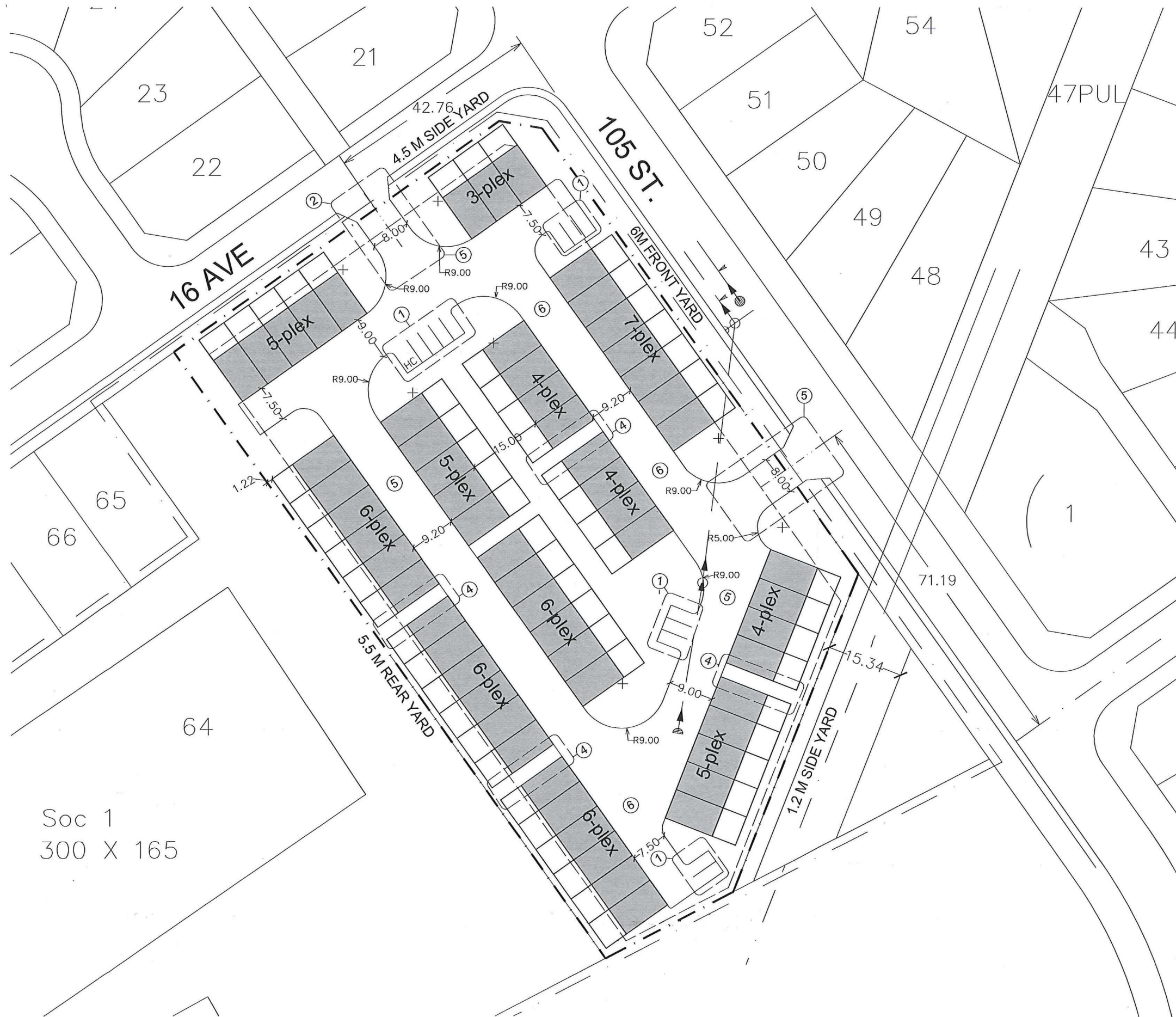
10710 – 19 Ave.



AGENDA

1. Opening comments.
2. Firm up the best selected site layout – review revisions per:
 - Meeting #1 comments
 - Transportation, Fire Rescue, Waste Management comments
4. Present building elevations and discussion.
5. Present landscaping and discussion (trees, shrubs, fencing concepts).
6. Key messages and pictures to post on city web site and builder Facebook page to inform community of meeting progress.
7. Future meeting date.
8. Geotechnical Report- overview.





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: 12 + HC

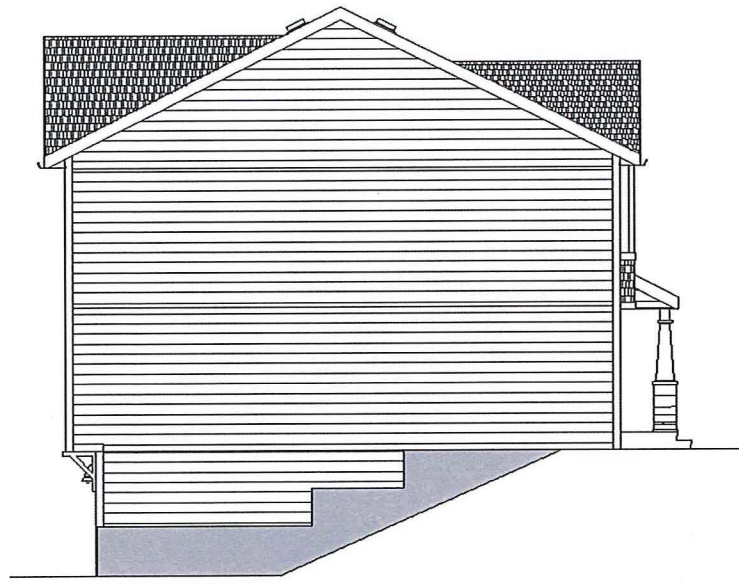
- ITEMS INCORPORATED:**
- ① Added more visitor parking stalls (spread out through site)
 - ② Aligned the entrance with the back lane along 16th ave
 - ③ Site now has 61 units
 - ④ Provided shorter buildings (less 7-plex, more 3-6 plex) for better street vistas and for better pedestrian connectivity
 - 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



FRONT ELEVATION

PROPOSED BEARSPAW ELEVATION – OPTION I (MAGRATH TOWNHOMES)

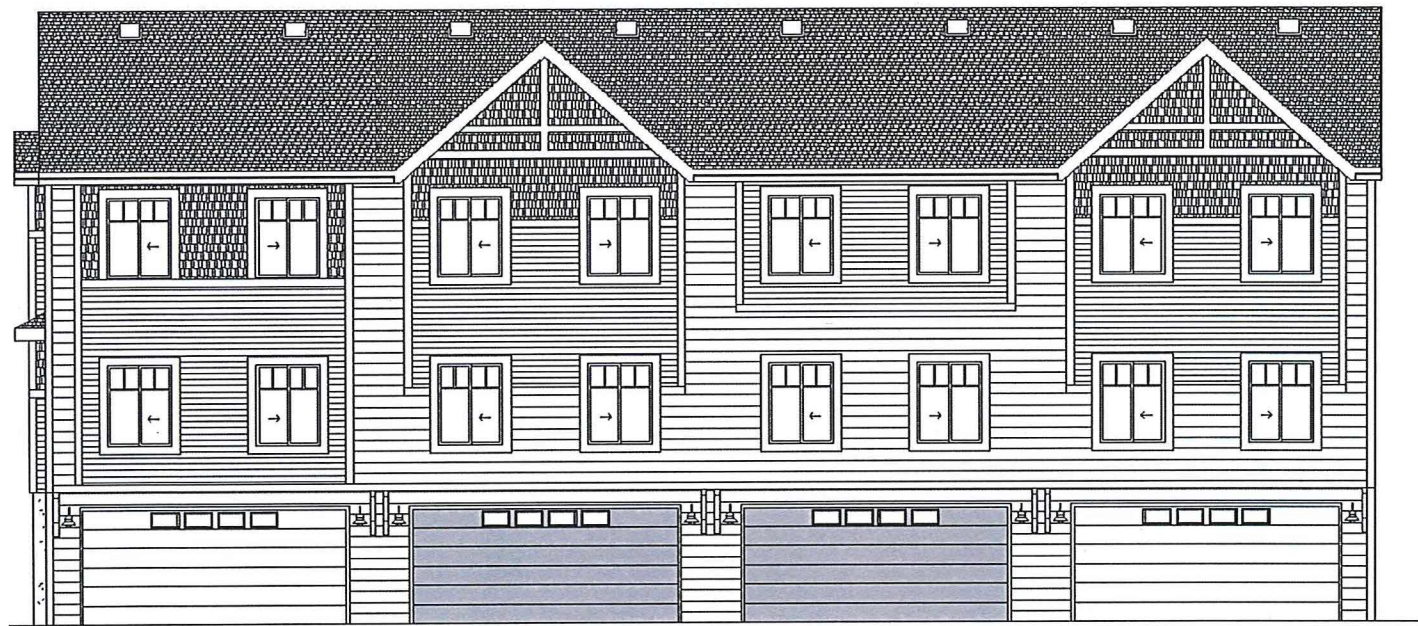




LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

PROPOSED BEARSPAW ELEVATION – OPTION I (MAGRATH TOWNHOMES)





PERSPECTIVE VIEW

PROPOSED BEARSPAW ELEVATION – OPTION I (MAGRATH TOWNHOMES)

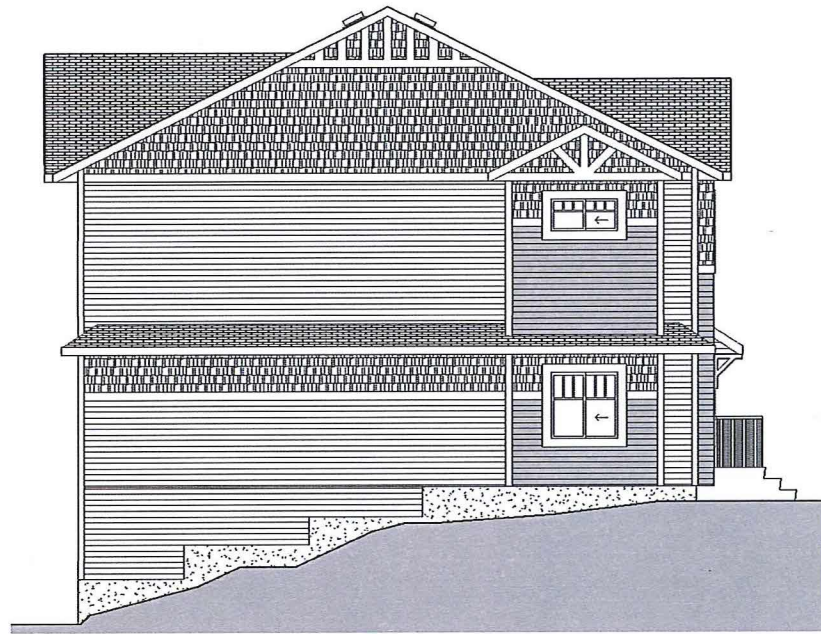




FRONT ELEVATION

PROPOSED BEARSPAW ELEVATION – OPTION 2 (CAERNARVON TOWNHOMES)





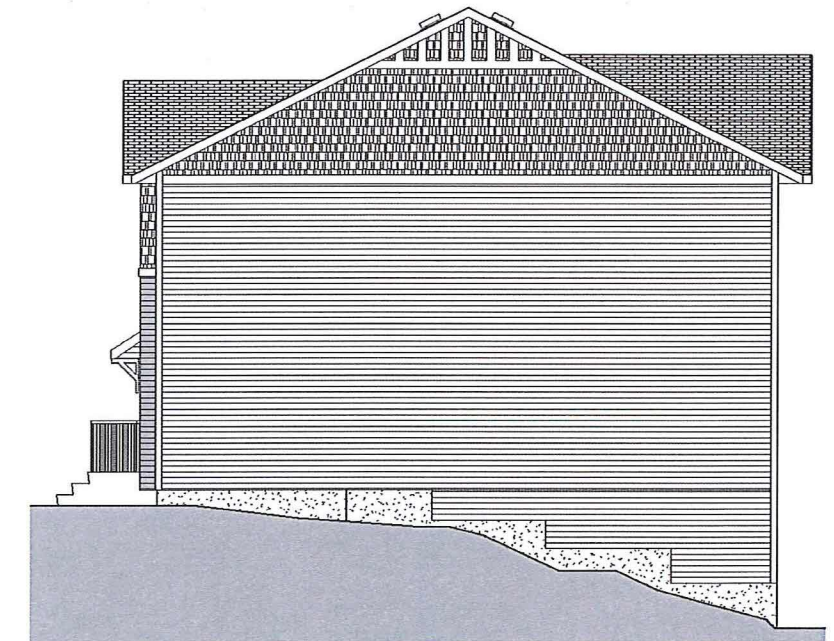
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

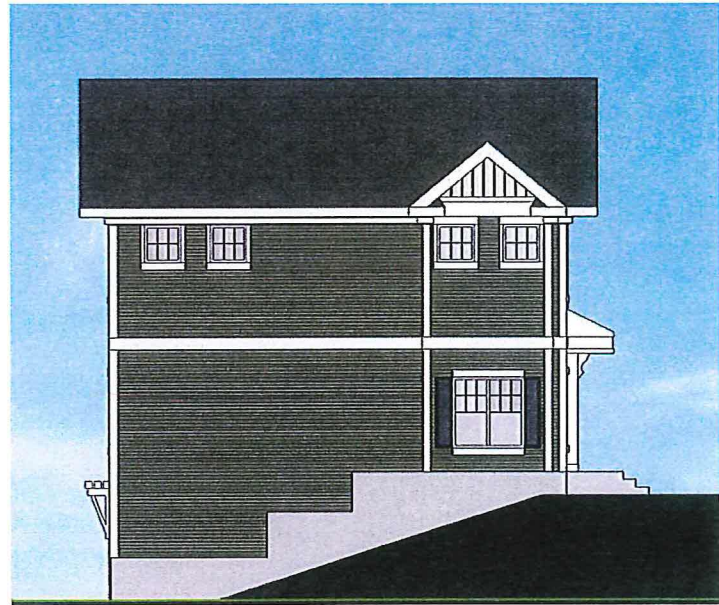
PROPOSED BEARSPAW ELEVATION – OPTION 2 (CAERNARVON TOWNHOMES)





PERSPECTIVE VIEW

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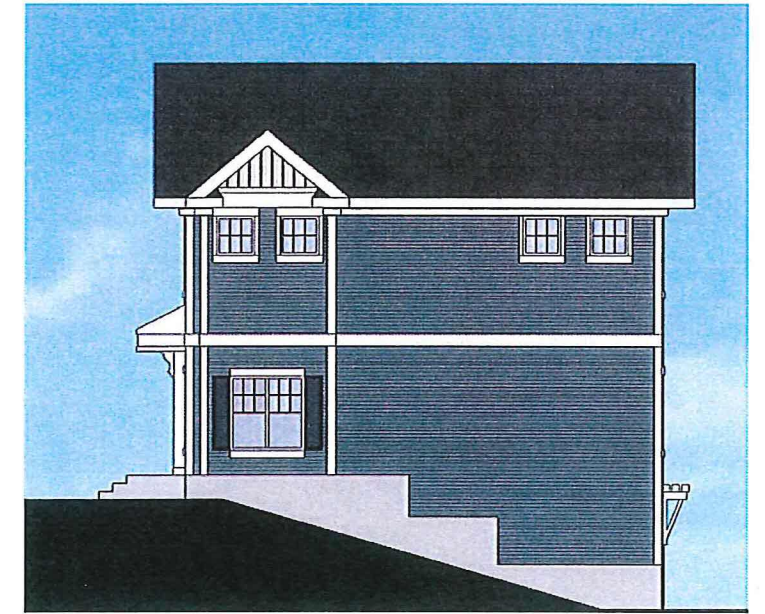
LEFT SIDE ELEVATION



FRONT ELEVATION



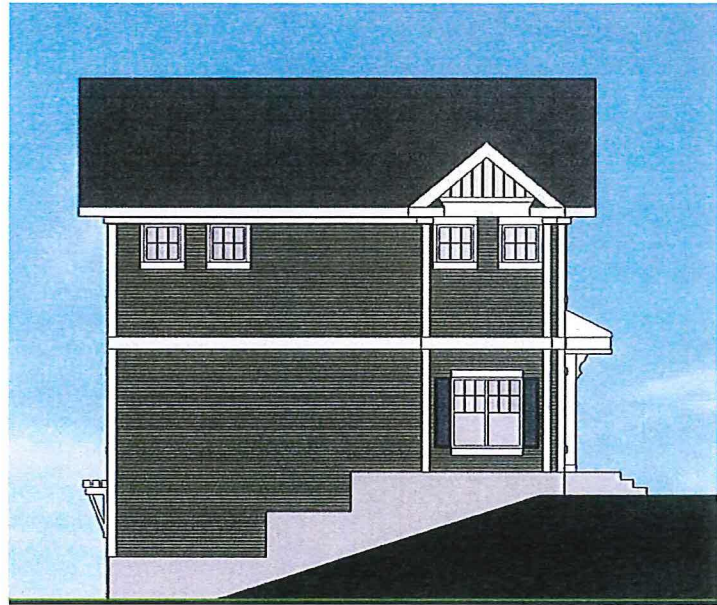
REAR ELEVATION



RIGHT SIDE ELEVATION

PROPOSED BEARSPAW ELEVATION – OPTION 3





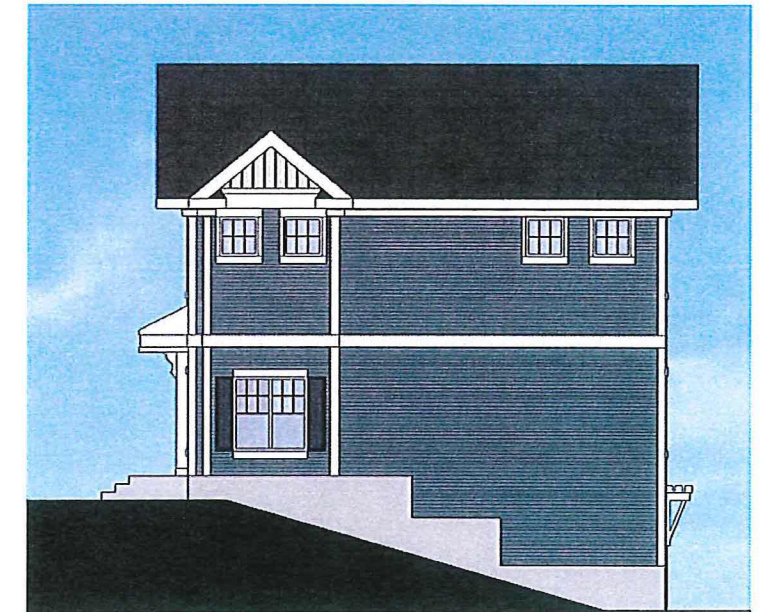
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

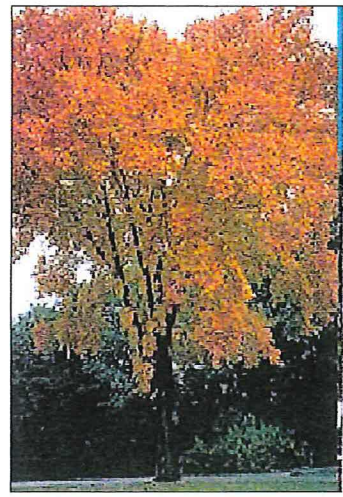
PROPOSED BEARSPAW ELEVATION – OPTION 3



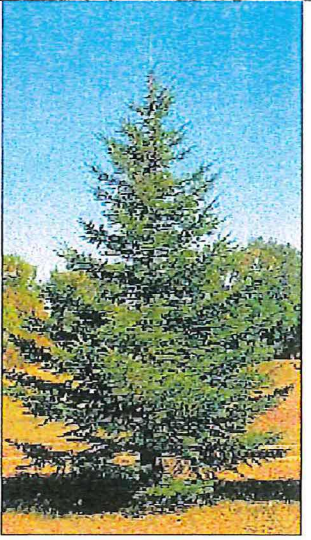


LEGEND

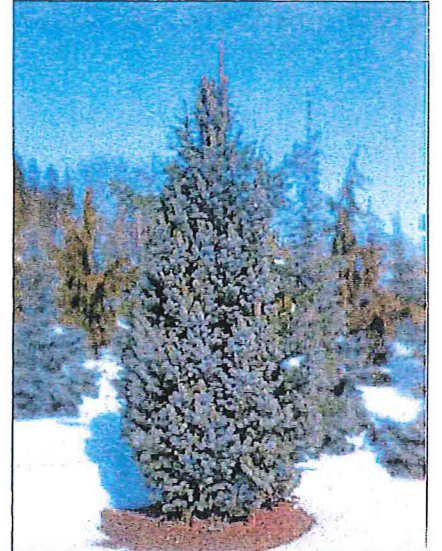
- BRANDON ELM
- FUSCHIA GIRL CRAB
- SNOWY MOUNTAIN ASH
- AMUR MAPLE
- BLUE COL. SPRUCE
- BLACK HILL SPRUCE
- SUMMER WINE NINEBARK
- NEW BLUE TAM JUNIPER
- DWARF KOREAN LILAC
- 3 LOBED SPIREA
- SOD ON 100mm DEPTH TOPSOIL



BRANDON ELM



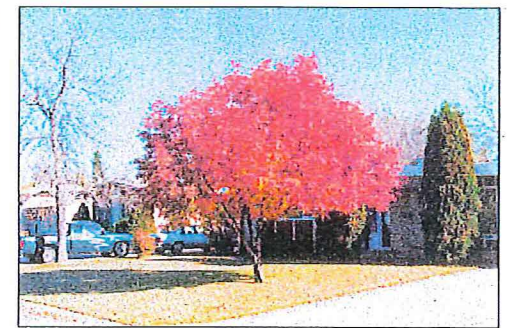
BLACK HILLS SPRUCE



BLUE COLUMNAR SPRUCE



CRAB APPLE



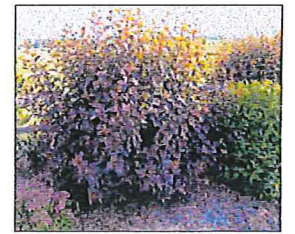
SHOWY MT. ASH



AMUR MAPLE



DWARF KOREAN LILAC



SUMMER WINE NINEBARK



3-LOBED SPIREA

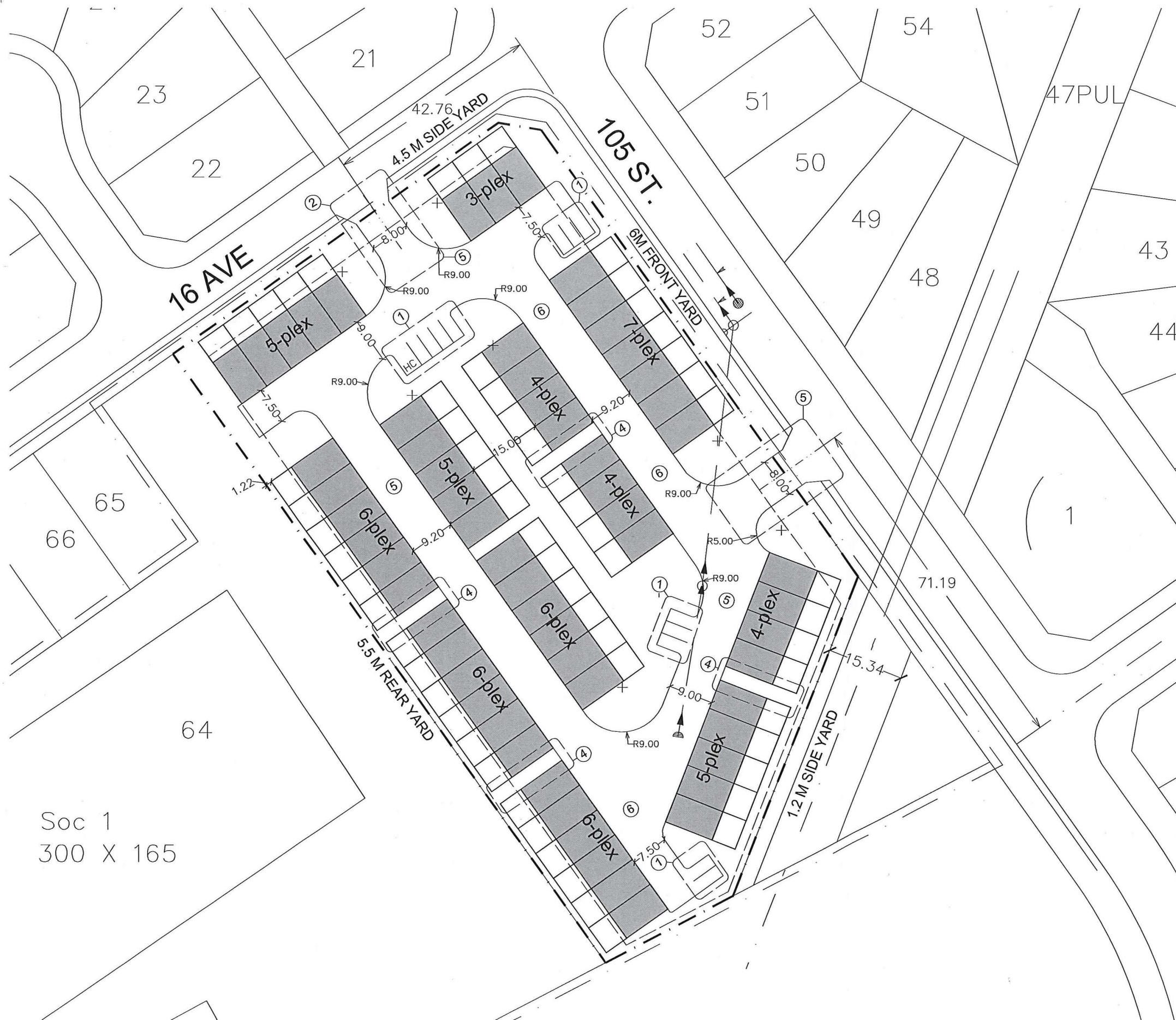


NEW TAM JUNIPER

BEARSPAW LANDSCAPE CONCEPT



April 2014
DRAWING TO SCALE



Soc 1
300 X 165

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