First Place Program: Haddow Community Design Engagement

February 23, 2015 from 6:30 PM – 9:00 PM

Room#5, Terwillegar Community Recreation Centre

Attendees:

- City of Edmonton, Builder & Community Representatives, Builder consultants.

Design engagement led by Builder representative

- Builder briefly explained the design engagement process and explained the zoning regulations (CS4) which specify a maximum number of homes for this site is 43.
- Tim shared an overview with participants or the design opportunity, participant expectations, the design engagement process, how we will evaluate this process, and how we will communicate progress made.
- All participants from the Haddow Community marked the location of their home on the map to better understand the community's interest.
- Building type ratio, including the site layout and building elements, is derived during other First Place engagement processes that took place over a 3 to 4 meeting process.
- Identification on development constraints; zoning bylaws, city standards, engineering, price threshold set by COE, and optimum land use for the site.
- Builder is aware of the community's Architectural guidelines and will do its best to stay within these while making some adjustments to ensure all interested parties are satisfied with the overall project design.

Questions/Concerns raised by the participating residents

- Parking, traffic flow and overflow parking
- November 26, 2014 "What we heard" comments requested to be passed forward to the community.
- Note the location of future community planned rink and building adjacent to the site
- Project start and construction timeline
    - Potential fall 2015 site servicing with building construction to follow
- Servicing synergies for league development – potential site servicing coordination
    - Community league to pass forward development plan, if possible, showing the proposed community facility and the development. Potential to show both designs together.
    - Builder along with their civil engineering consultant explained the guidelines associated with cross lot servicing, they will work with the community to facilitate the same contractor to potentially carry out the work to save some costs. The community's project would need to starts at the same timeline.
- Proposed development matching aesthetics of the existing community
- Orientation of homes – setting of homes as compared to adjacent street or park

- Color of exteriors
    - Participant expressed concern on vinyl siding and fire hazard associated with building in close proximity
- Fire protection on home exteriors
- Community Architecturals – the use of building materials designed to fit into the neighbourhood
    - Consistency or diversity in the unit/building design will be open for discussion
- Project density – Number of continuous units
- Summer/Winter maintenance – how is this to happen for the proposed development
    - Due to the ownership nature of this project as a condominium, there is planned maintenance for this development.
- Street lighting – potential for dark sky
    - Developer briefly explained about the current bylaw requirements for fire rating
- Landscaping and trees species
    - Builder confirmed that this will be opened for discussion with their landscape architect
- Boundary Fencing – type, height and color adjacent to the park space
- Grading & Berming – how will the grade look from the adjacent properties, will there be any berming?
- Plantings on City Land – City of Edmonton explained that there may be an opportunity to landscape outside of the proposed development on City property if the community requests through the approving authority within City of Edmonton.
- Accessory Buildings – what is allowed or planned for the development
- Garage Door Visuals – how will this look for aesthetics?
- Community participants were concerned if this property will become a rental property
    - Developer and COE explained that as a rule this cannot be converted to rental unit for the first five years by the home buyers.
- Contingency parking – to ensure cars stay within the designated condo development
- Entry Feature – given the continuity of the development, are there possibilities of designing this to be the same as what exists currently?

The builder presented the 8 different conceptual site designs and invited all participants for review.

Site Design Option Review

- Participants requested for possibility of additional contingency parking area within the site for future
- Builder asked the participants if there are any preferred plans or parts of plans; for example, double entrance site vs single entrance, street oriented units vs side flanking units
    - Participants suggested if two entrances are proposed then can the internal road be made one way?
    - Participants we more favorable towards single entrance plan due to multiple other intersection nearby the current site. If possible, move the entrance as far to the north as possible.

- Participants were more favorable towards street facing town home development
- Participants suggested relocating the bus stop to the south of the project entrance thus allowing site lines to be clear and free from accidents.

Next Steps …

- Builder to bring forward 2-3 designs with options discussed by design participants for further review.
- Meeting & notes will be prepared and submitted with 8 design diagrams then posted on facebook
- 2^{nd} design engagement meeting will be held at the same venue, different room, tentatively 3 weeks from the first meeting date (3^{rd} week of March)