

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

**Blue Quill (2810 – 112 St. NW) Consultation**

**Meeting #3**

**April 6, 2016**

**Blue Quill Community League**

**11304 25 Ave NW**

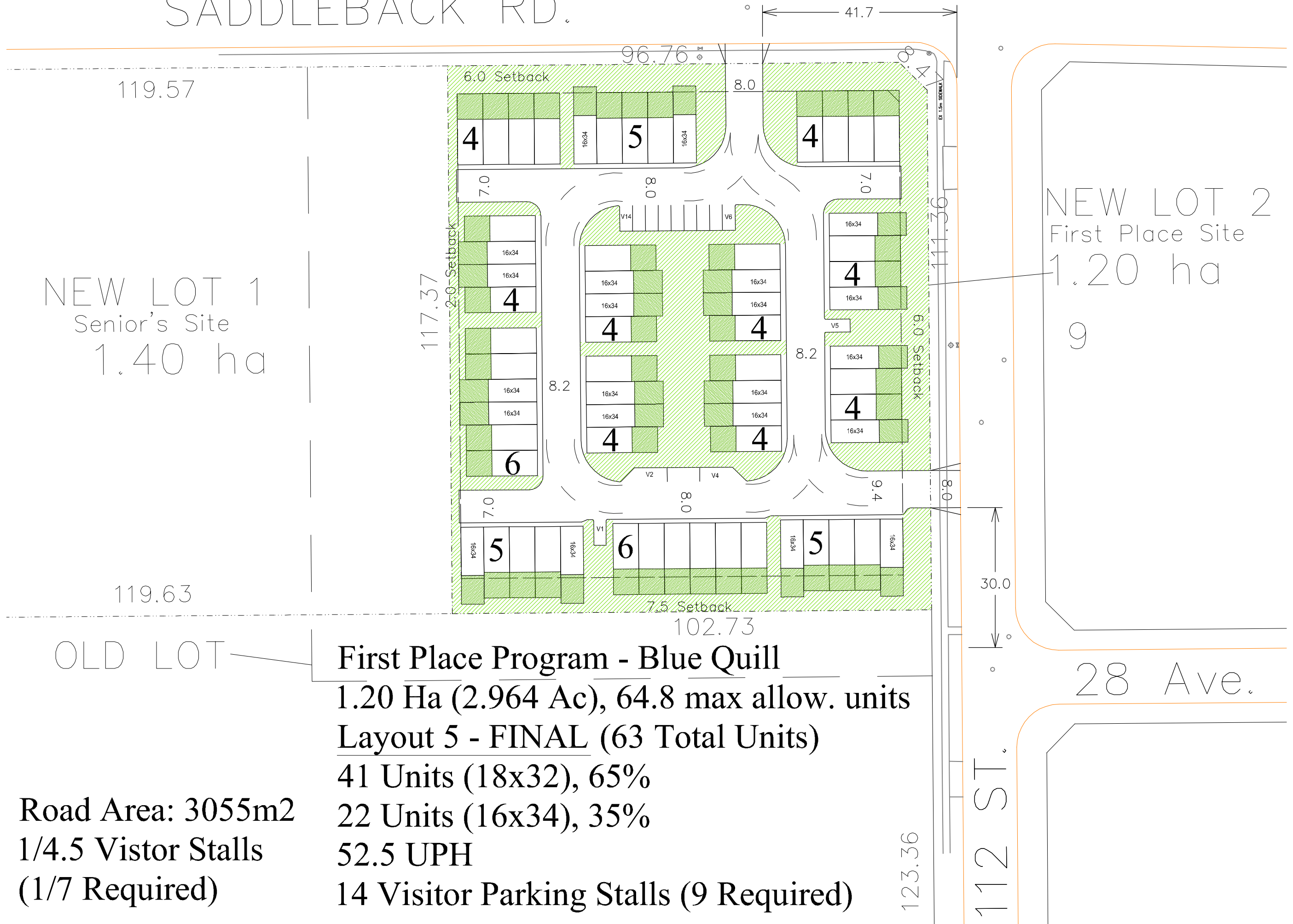


**AGENDA**

1. Opening Comments and Follow up Information from Second Engagement Meeting.
2. Final Layout Presentation.
3. Final Landscape Concept Presentation.
4. Updated Building Elevations Presentation.
5. Base Floor Plans Presentation.
6. Present Building Colors and Materials, Comments and Discussions.
7. Existing Tree Policy and Message.
8. Key Messages and Pictures to Post on City Web Site and First Place Web Page to Inform Community of Meeting Progress.
9. Completion of the Design Engagement Survey & Opportunity to Discuss Process with City Staff.



# SADDLEBACK RD.



NEW LOT 1  
Senior's Site  
1.40 ha

NEW LOT 2  
First Place Site  
1.20 ha

OLD LOT

**First Place Program - Blue Quill**  
 1.20 Ha (2.964 Ac), 64.8 max allow. units  
**Layout 5 - FINAL (63 Total Units)**  
 41 Units (18x32), 65%  
 22 Units (16x34), 35%  
 52.5 UPH  
 14 Visitor Parking Stalls (9 Required)

Road Area: 3055m<sup>2</sup>  
 1/4.5 Visitor Stalls  
 (1/7 Required)

28 Ave.

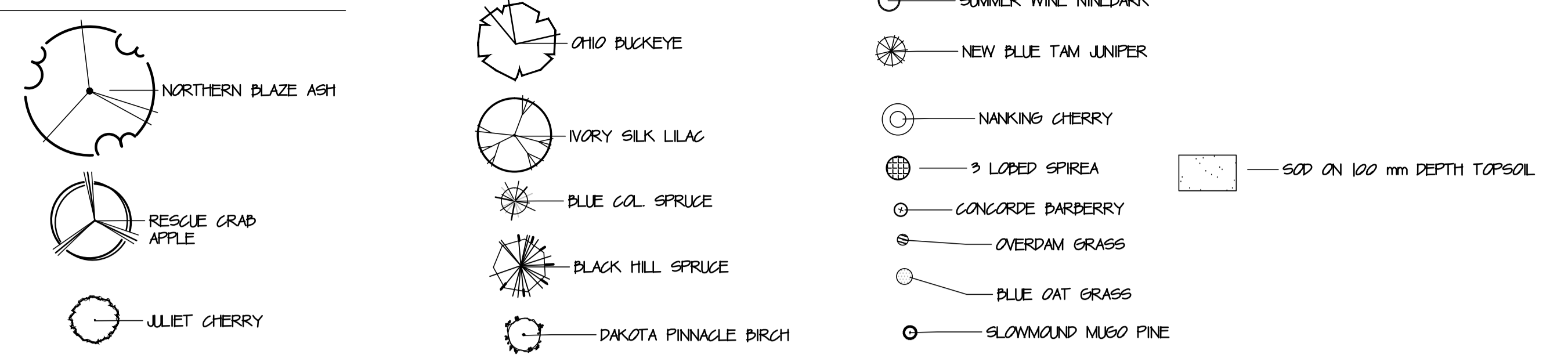
112 ST.



CITY OF EDMONTON LANDSCAPE REQUIREMENTS

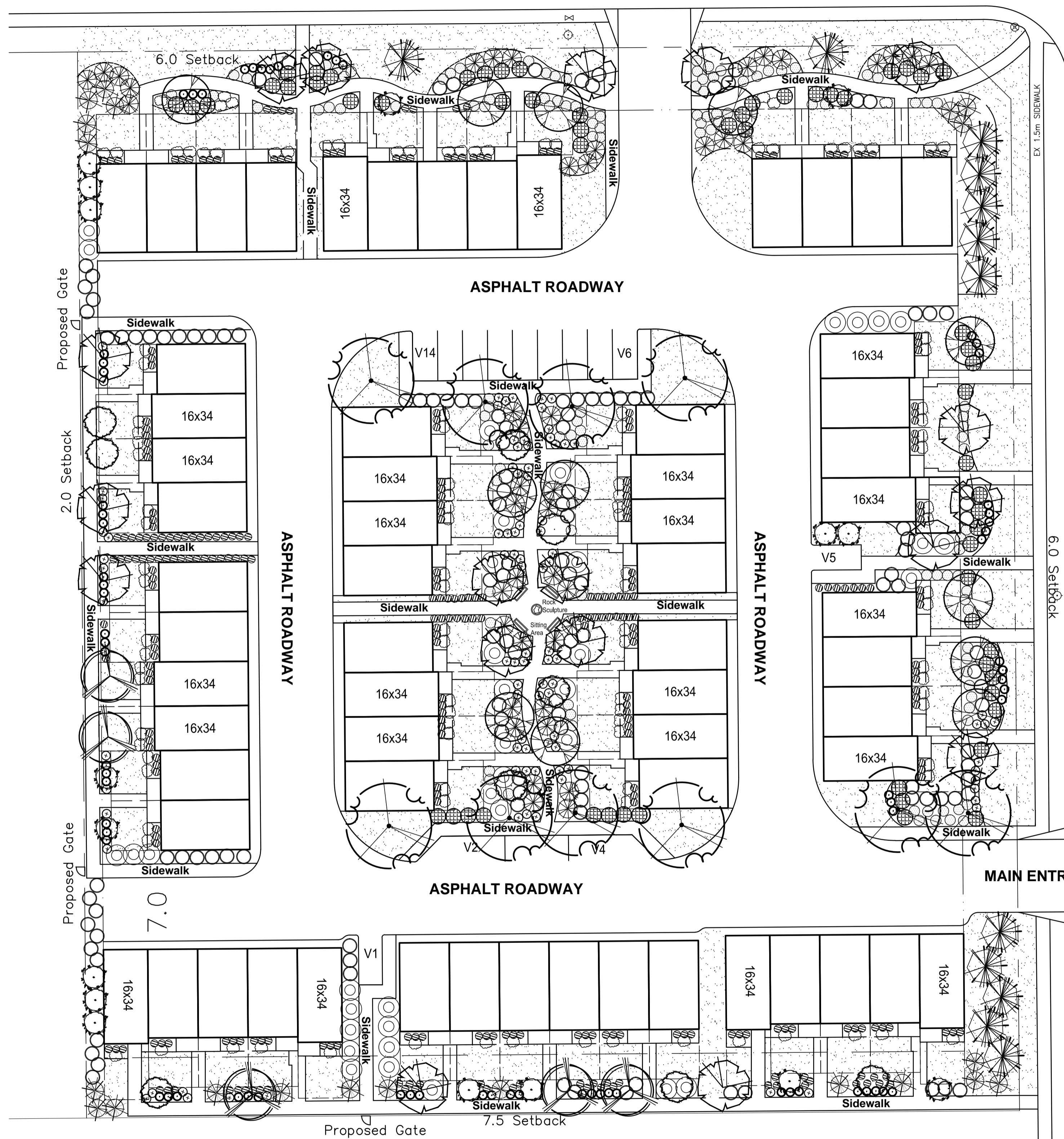
YARD SETBACKS		SOUTH YARD		WEST YARD		EAST YARD		NORTH YARD	
Trees/90 sqm + 1 Shrub/6 sqm	54sqm	Trees/90 sqm + 1 Shrub/6 sqm	54sqm	Trees/90 sqm + 1 Shrub/6 sqm	54sqm	Trees/90 sqm + 1 Shrub/6 sqm	54sqm	Trees/90 sqm + 1 Shrub/6 sqm	54sqm
LENGTH OF YARD	7.5m	LENGTH OF YARD	7.5m	LENGTH OF YARD	7.5m	LENGTH OF YARD	7.5m	LENGTH OF YARD	7.5m
WIDTH OF YARD	7.5m	WIDTH OF YARD	7.5m	WIDTH OF YARD	7.5m	WIDTH OF YARD	7.5m	WIDTH OF YARD	7.5m
AREA OF YARD	56.25sqm	AREA OF YARD	56.25sqm	AREA OF YARD	56.25sqm	AREA OF YARD	56.25sqm	AREA OF YARD	56.25sqm
MINIMUM REQUIREMENTS		MINIMUM REQUIREMENTS		MINIMUM REQUIREMENTS		MINIMUM REQUIREMENTS		MINIMUM REQUIREMENTS	
Deciduous Trees (60%)	10	Deciduous Trees (60%)	4	Deciduous Trees (60%)	4	Deciduous Trees (60%)	4	Deciduous Trees (60%)	4
Coniferous Trees (60%)	10	Coniferous Trees (60%)	4	Coniferous Trees (60%)	4	Coniferous Trees (60%)	4	Coniferous Trees (60%)	4
Shrubs	47	Shrubs	16	Shrubs	16	Shrubs	16	Shrubs	16
PROPOSED DESIGN		PROPOSED DESIGN		PROPOSED DESIGN		PROPOSED DESIGN		PROPOSED DESIGN	
Deciduous Trees	12	Deciduous Trees	5	Deciduous Trees	5	Deciduous Trees	5	Deciduous Trees	5
Coniferous Trees	12	Coniferous Trees	4	Coniferous Trees	4	Coniferous Trees	4	Coniferous Trees	4
Shrubs	47	Shrubs	16	Shrubs	16	Shrubs	16	Shrubs	16

LEGEND



SADDLEBACK RD.

MAIN ENTRANCE



PLANT MATERIAL IMAGES



NEW BLUE TAM JUNIPER



SUMMER WINE NINEBARK



STELLA DORO DAY LILY



3 LOBED SPIREA



OVERDAM GRASS



CONCORDE BARBERRY



BLACK HILLS SPRUCE



COLUMNAR BLUE SPRUCE



SLOWMOUND MUGO PINE



BLUE OAT GRASS



OHIO BUCKEYE



DAKOTA PINNACLE BIRCH



IVORY SILK LILAC



NORTHERN BLAZE ASH



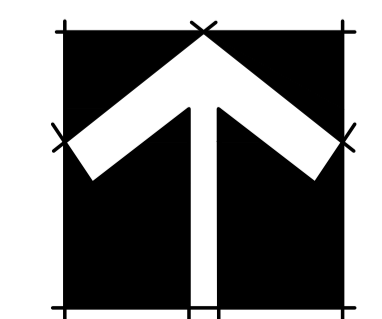
JULIET CHERRY



RESCUE CRAB APPLE

BLUE QUILL LANDSCAPE CONCEPT

SCALE 1:300  
March 22, 2016





BLUE QUILL ENTRANCE SIGN CONCEPTS  
APRIL 2016





4PLEX - FRONT ELEVATION



4PLEX - FRONT VIEW



4PLEX - REAR VIEW





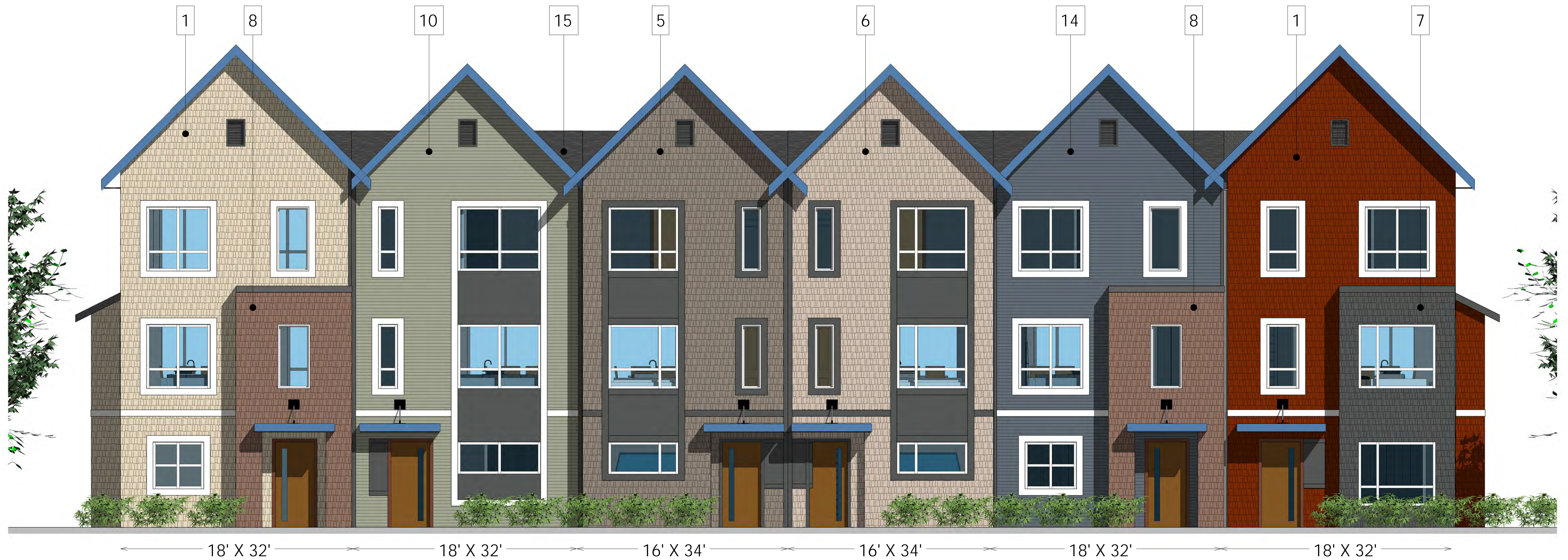
5PLEX - FRONT ELEVATION



5PLEX - FRONT VIEW



5PLEX - REAR VIEW



6PLEX - FRONT ELEVATION



**BLUEQUILL TOWNHOMES**





6PLEX - FRONT VIEW



6PLEX - REAR VIEW



SITE ELEVATION ALONG SADDLEBACK ROAD

ENTRY/EXIT DRIVE WAY



ENTRY/EXIT DRIVE WAY

SITE ELEVATION ALONG 112 STREET



SITE ELEVATION ALONG SOUTH SIDE



SITE ELEVATION ALONG WEST SIDE



4PLEX - FRONT ELEVATION

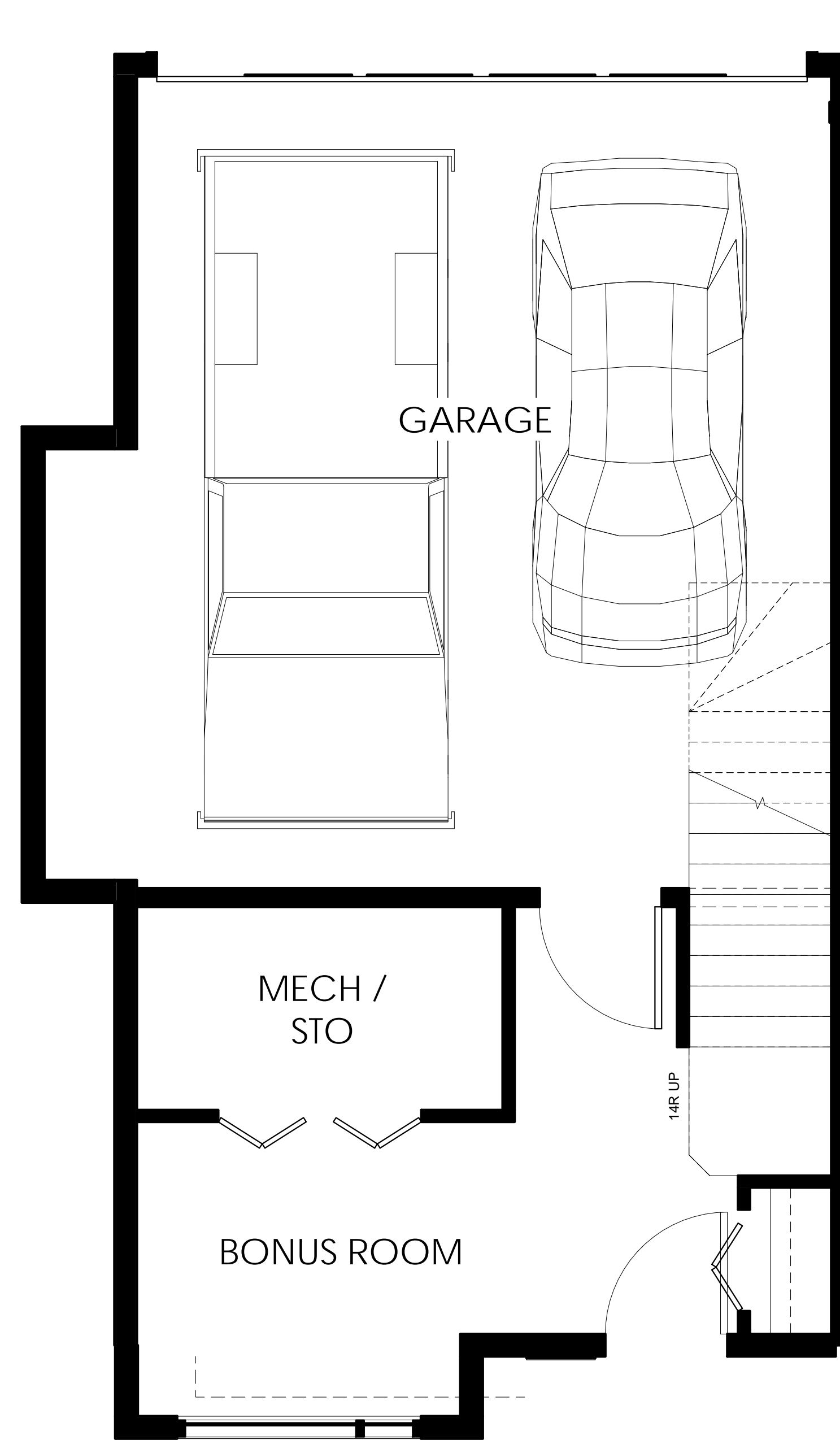




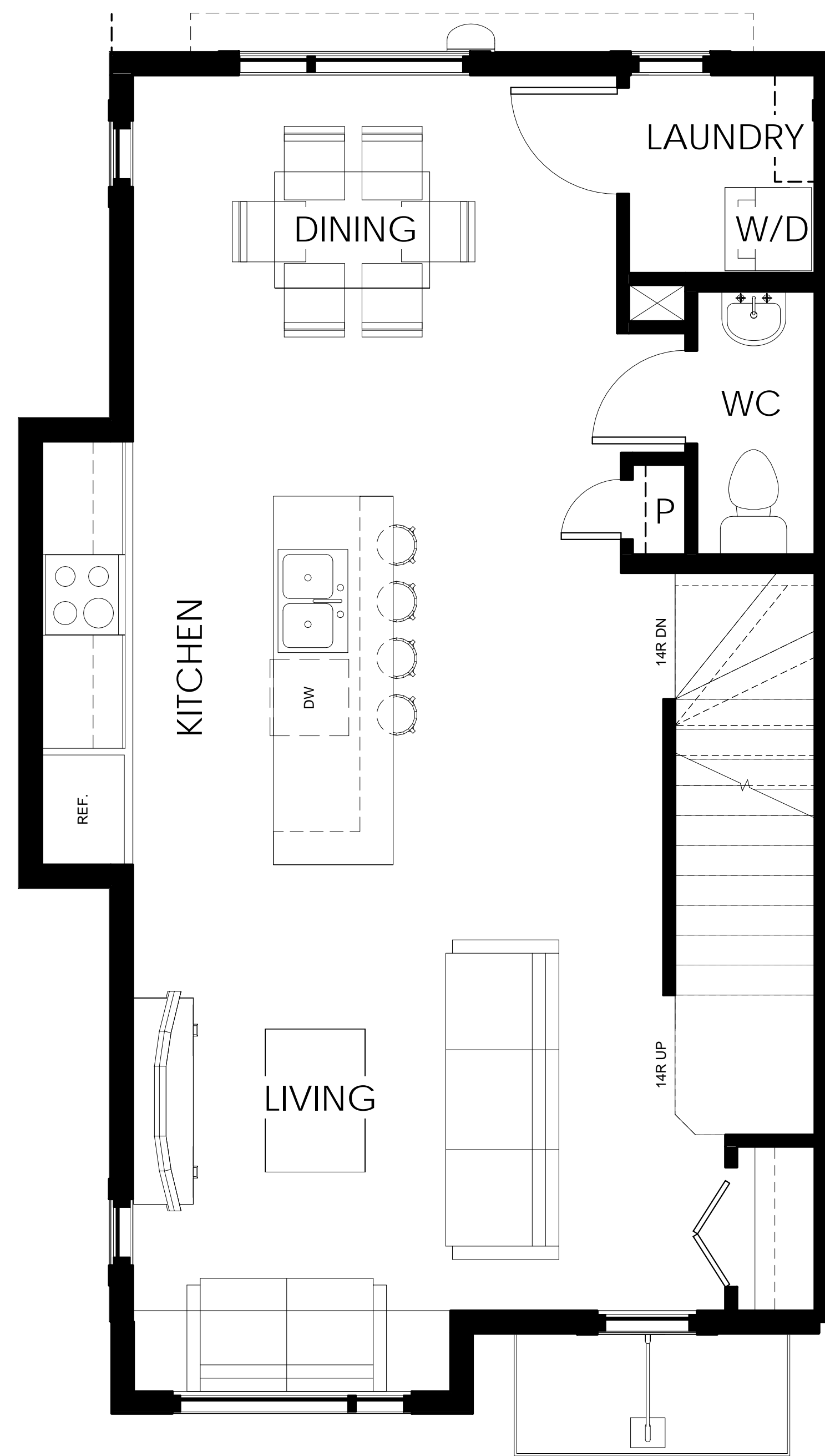
4PLEX - FRONT VIEW



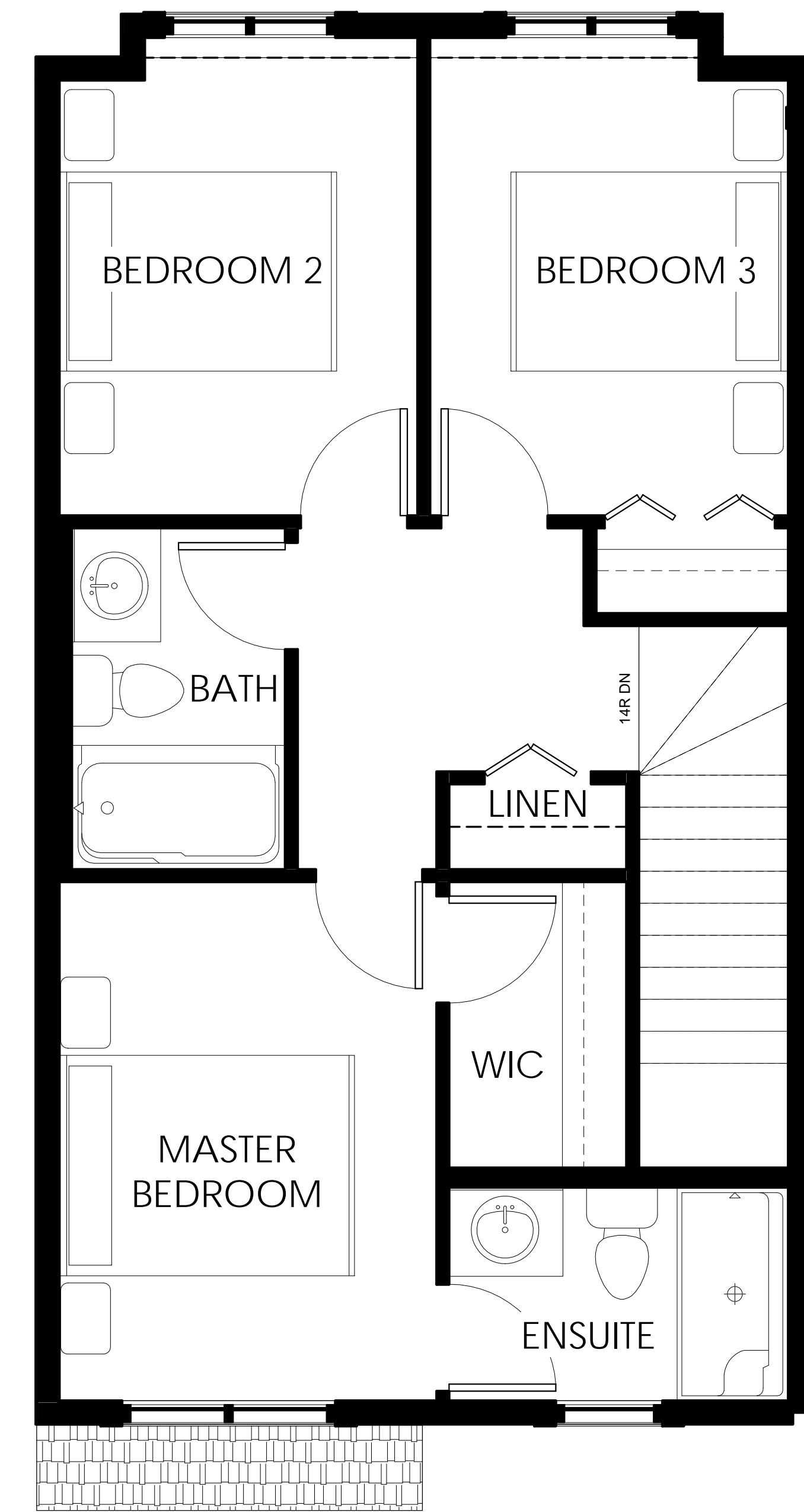
4PLEX - REAR VIEW



BASEMENT FLOOR

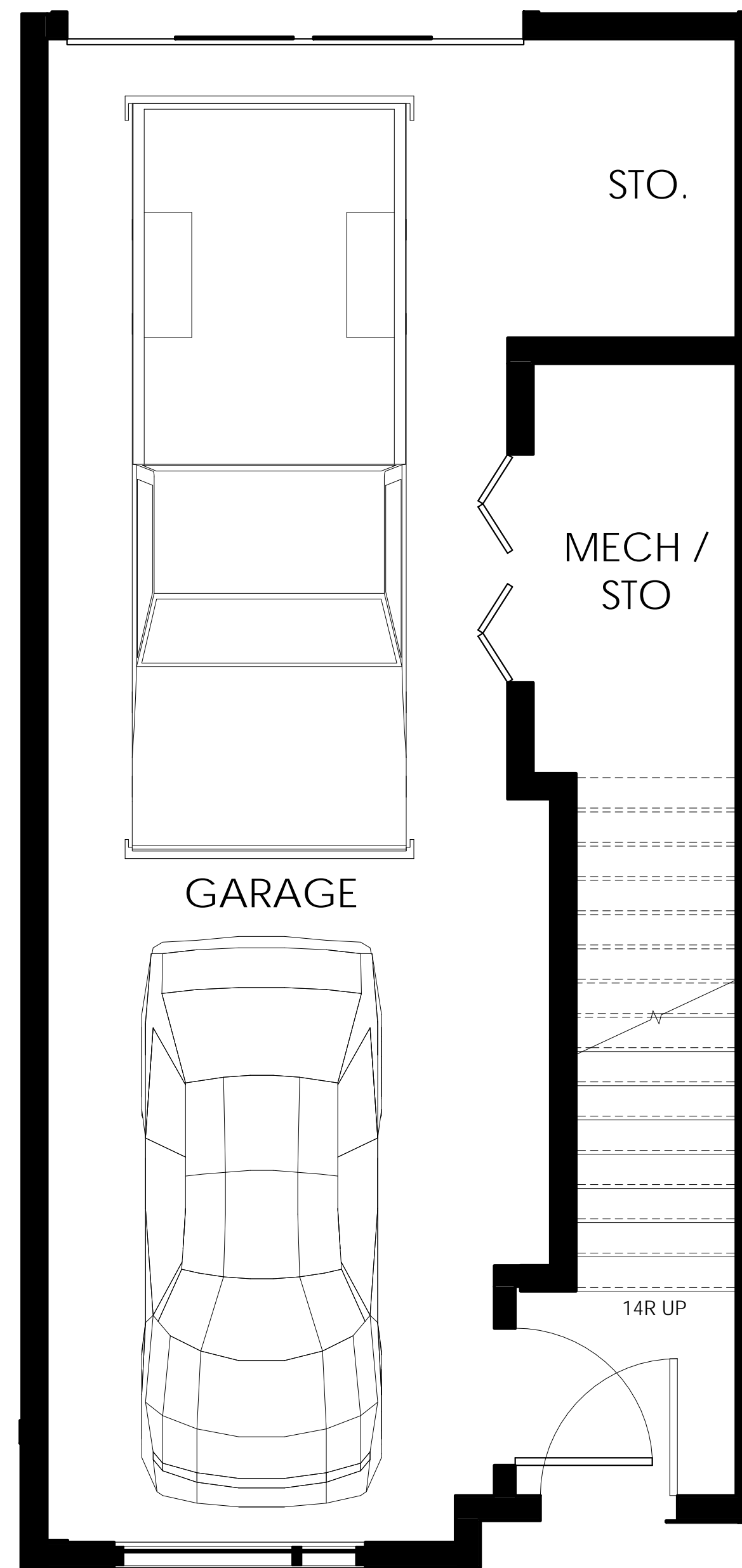


MAIN FLOOR

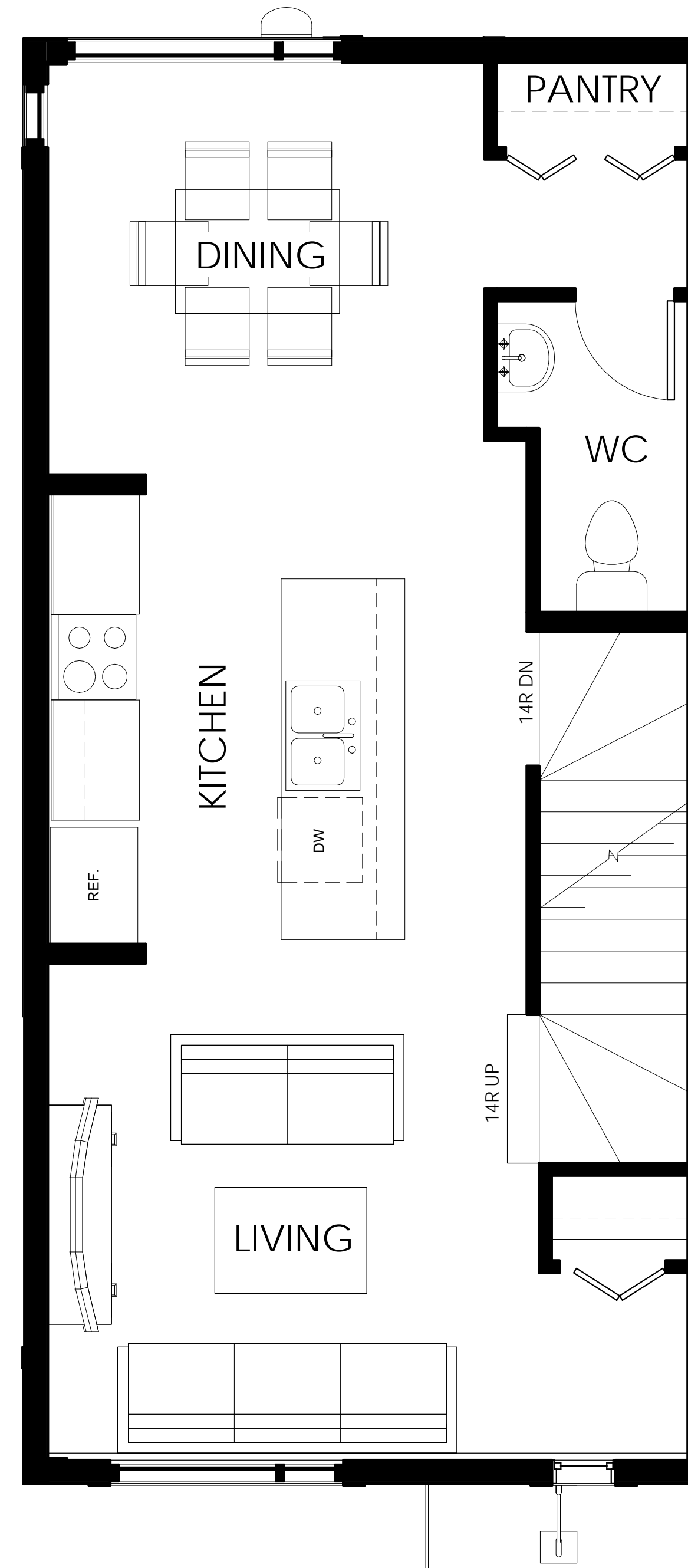


SECOND FLOOR

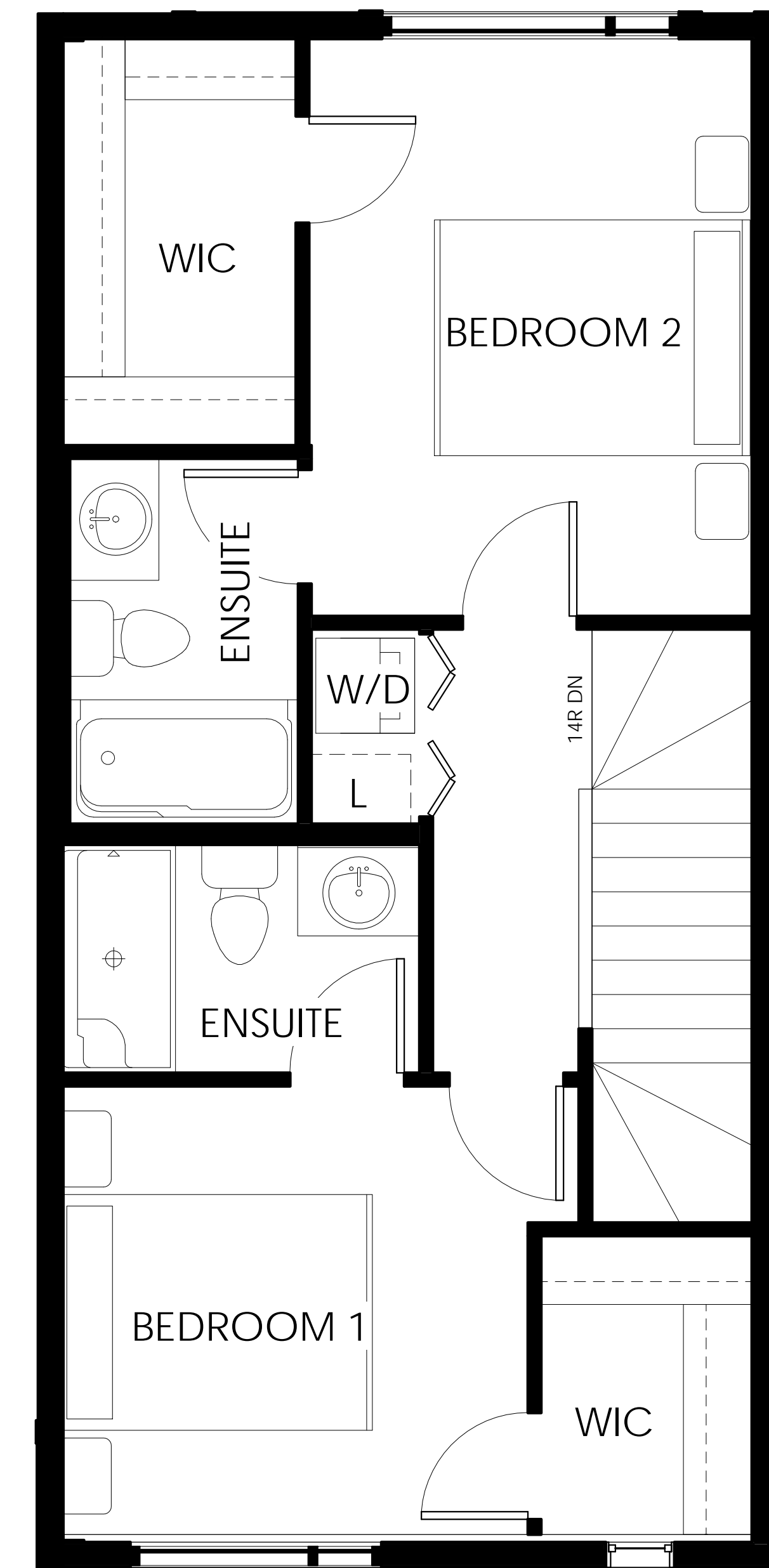
18' X 32' UNIT



BASEMENT FLOOR



MAIN FLOOR



SECOND FLOOR

16' X 34' UNIT



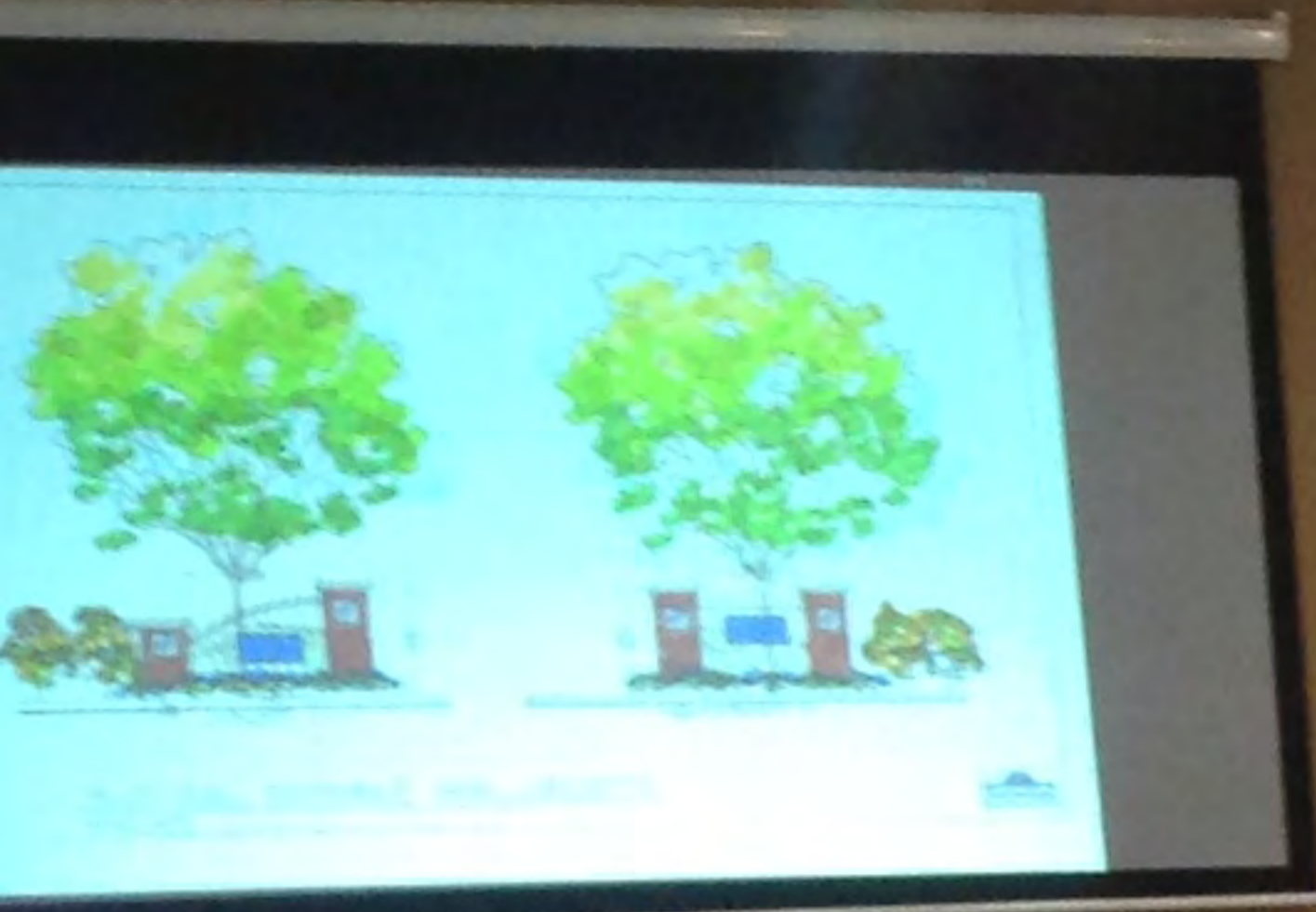
EXTERIOR MATERIAL & FINISHES



ALUMINUM FASCIA



OVERHEAD GARAGE DOOR







1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

RHONDA







