

# City of Edmonton First Place Program

## Blue Quill Community Design Engagement #3 Meeting Notes

Meeting Date: April 6, 2016, 6:30 - 9:00 p.m.

Location: Blue Quill Community League

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

On the evening of April 6th, the above representatives met to provide information and to solicit input into the City's Blue Quill First Place Design Engagement Meeting #3. The following **Agenda Items** were discussed:

### **1. Opening Comments and Follow-up Items from 2nd Engagement Meeting**

- The City and Builder welcomed the residents to the third design engagement meeting.
- The City followed up on the sports field changes and provided update from CRC.
- Builder provided pictures of solar bollards from their Magrath project.
- Builder provided pictures from their Bears paw First Place project.
- Builder provided sample pictures of Salt Box architecture elevations.
- Builder noted the proposed First Place lot corners had been staked.

### **2. Final Layout Presentation**

- Site plan was cleaned up and presented.
- Suggestion was to eliminate visitor parking spot "V1" at the south, to provide more green space and room for sidewalk connection to the park.
- Participants were in favour of the layout and did not have any further comments.

### **3. Final Landscape Concept Presentation**

- Landscape concept plan was cleaned up and presented with sidewalk connections added.
- Entrance sign concepts were presented.
- Consensus to go with Entrance Sign Concept 1 at each entrance location:
  - One on the south side of the 112 St. entrance and
  - One on the west side of the Saddleback Rd. entrance
  - With the bigger pillar facing the entrance side to appear as if the signage bookends the two entrances.
  - Suggestion also to provide one additional pillar on the opposite side of the entrance from each sign. Builder to review on feasibility and functionality.

### **4. Updated Building Elevations Presentation**

- The site has 4-plex, 5-plex and 6-plex buildings.
- Builder presented elevations and 3D views of 4-plex, 5-plex and 6-plex buildings, as per the request from Meeting #2.
- Builder also presented north, east, south and west street views of the buildings.

## **5. Base Floor Plan Presentation**

- Builder presented basic floor plans, in order to provide a feel of what the inside of a unit may look like for:
  - 18' x 32' Unit
  - 16' x 34' Unit
- For end units, suggestion was to delete the smaller window and to add a bigger window for the dining area and to add an additional (small) window in the living room, without sacrificing wall space. Builder to review on feasibility and functionality.
- Builder explained high visibility and low visibility treatments for end units:
  - High visibility typically for end units that face open space.
  - Low visibility typically for end units that face another building.

## **6. Present Building Colors & Materials and Discussion Presentation**

- Builder presented color board of suggested exterior colors:
  - Color board samples 1 to 8 are vinyl shakes.
  - Color board samples 9 to 14 are vinyl horizontal siding.
- Builder also provided color sample of shingle and fascia colors.
- Consensus was to go with the suggested colors, as per the elevation views but limit the use of color sample #12.
- Representatives suggested a white fascia or a dark fascia in lieu of the blue fascia. Builder to present new elevations with such.

## **7. Existing Trees on the Building Site**

- The Builder and First Place program team will work with the City's Forestry section under Citizen Services Department to explore an opportunity to retain existing trees, if any, within the building envelope. If some trees need to be relocated or removed, it will be done strictly following the guidelines under the City of Edmonton's "Tree Policy".

## **8. Notes, Pictures to Post on City and First Place Web Site**

- Agenda, notes, layouts and elevations to be posted on City and First Place Web page.

## **9. Completion of the Design Engagement Survey & Opportunity to Discuss Process with City**

- City survey completed with participants and emailed to participant who was unable to attend.

### **Items To Do & Follow Up:**

1. Clean up final site plan.
2. Clean up Landscape Concept plan.
3. Clean up Entrance Sign Concept and provide clarity on location.
4. Update elevation with suggested fascia and building colors.
5. Items to be emailed out to participants for review and suggestions. If required, can arrange to meet one more time.

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