City of Edmonton First Place Program  
Twin Brooks Community Design Engagement  
Design Engagement Meet #1

Meeting Date: April 20th, 2017, 6:00 pm - 8:15 pm

Location: #301, 1103 - 95 Street SW

Attendees: City of Edmonton (CoE), Builder (Landmark Homes), and Community participants*
- City of Edmonton: Tim McCargar, Prabhat Dahal
- Builder: Gurpreet Singh, Rui Huang, Heather Vera
- Community Participants* (community)

On the evening of April 20, 2017, community residents, City and Landmark Homes staff met to continue Twin Brooks First Place community design engagement process. Design Engagement coordinated by Landmark Group of Companies and City of Edmonton representatives.

Follow up from March 21st meeting
- March 21st meeting notes reviewed and accepted as presented

Agenda item discussion:

Community services 2 zoning discussion
- Builder explained zoning requirements construction must follow (eg permitted use, setbacks, density, building height, site coverage maximum and private amenity space, separation space and parking requirements.

- Discussion of how building height is determined and separation from existing homes discussed.

Figure 1: Aerial view of zoning map

Landmark town home products
- Cross section details of homes with surface parking and drive under presented and shared.
- Pros and cons of each design discussed.
- Residents reflect preference for the drive under townhomes design.

* individual representative names taken out for privacy reasons
Building site layout options presented

- Based on preferences and comments design participants provided at the March 21st design meeting, Builder developed four different site layouts for design.
- Each layout was presented separately and details explained by the builder.
- Design participants asked builder Questions and discussion followed for each of the four designs.
- Design participants expressed a preference for layout option Four as it closely matches first meeting preferences;
  - it offers the most resident and visitor parking,
  - all of the homes are Drive under,
  - the private amenity area is centrally located is visible from 12th Ave.,
  - this option offers the most homes with three bedrooms.
- Design participants also asked builder to be mindful of light from community rinks effect on the homes facing east and ask for adjustments to option four design at southwest corner due to proximity to existing homes.
COE's First Place Program

Layout 1
First Place Program - Twin Brooks
0.80 Ha (1.98 Ac), 43 max allow. units
41 Total Units
22 Units (18x32), 54%
9 Units (16x32)/22%
10 Units (20x32)/24%
51 UPH (54 UPH Max Allw)
6 Visitor Parking Stalls (6 Required)
68-51 sq m common area (102.5 sq m required)
- good loop design with minimal dead end area
- surface parking back on main entrance
- limited parking
- limited common amenity space

Layout 2
First Place Program - Twin Brooks
0.80 Ha (1.98 Ac), 43 max allow. units
40 Total Units
8 Units (20x32B)
10 Units (16x32)
22 Units (18x32)
50 UPH (54 UPH Max Allw)
8 Visitor Parking Stalls (6 Required)
358 sq m common area (100 sq m required)

- large amenity space
- amenity space is isolated
- dead end south west units could be an issue
- limited visitor parkings

Figure 4: Layout Option#1

Figure 5: Layout Option#2
Figure 6: Layout Option #3

COE's First Place Program

First Place Program - Twin Brooks
0.80 Ha (1.98 Ac), 43 max allowable units
41 Total Units
8 Units (20x32B)
10 Units (16x32)
23 Units (18x32)
51 UPH (54 UPH Max Allow)
8 Visitor Parking Stalls (6 Required)
195 + 103 sq m common area (102.5 sq m required)

+ lots of common amenity space with a great entry feature potential
- dead end south east units could be an issue for City Fire department
- limited visitor parking

Figure 7: Layout Option #4

COE's First Place Program - Twin Brooks
0.80 Ha (1.98 Ac), 43 max allowable units
42 Total Units
23 Units (18x32)
6 Units (16x32)
13 Units (20x32)
52.5 UPH (54 UPH Max Allow)
13 Visitor Parking Stalls (6 Required)
73 + 262 = 65 sq m common area (105 sq m required)

+ good loop design with minimal dead end area
- visitor parking stalls twice the City requirement
+ lots of common amenity space with a great entry feature
- not a friendly design for full size truck owners
COE’s First Place Program

Follow up items for next meeting:
- Builder will revise option four and present any revisions at next meeting.
- City will request a development officer attend to review the revised layout and confirm it follows building site zoning requirements.
- In addition, at next meeting builder will present detailed exterior design information for review, and bring details of the site safety plan.
- April meeting notes will be shared with design participants within a week before they are posted online.

The following questions and concerns were brought up by the community participants:

1. What does Site coverage include?
Site coverage includes principal building and Accessory buildings (Edmonton Zoning Bylaw 12800 571.2.3).

2. How far is building site to school
The minimum distance between the First Place Building site to the edge of School property line is approximately 370 feet (as shown below).

![Figure 8: Distance between First Place site and School Building property line](image)

3. Ice rink lights could cause annoyance for east facing units? Rink lights stays on until 11pm
The Builder has shared this concern with their Architect and Landscape consultant. They will visit the site and find an amicable solution that works for both ice rink users and future
homeowners from east facing units. Possible options will be shared in next design engagement meeting.

4. **Would City/Builder consider adding a speed bump to reduce the vehicle speed at exit?**
   Yes, Builder will consider (if technically feasible) adding a speed bump at site exit as part of site development plan.

5. **After reviewing 4 layout options, community participants are wondering if sale price could be affected based on which layout option decided on?**
   Yes, sales price will be affected based on unit count and unit type

6. **What is the purpose of common area?**
   Common area is a space provided for the active or passive recreation and enjoyment of the occupants of a residential development.

7. **Safety concern on south west corner buffer zone from First Place developments to adjacent single family lots**
   We have mentioned this to our building architect and landscape architect. They will visit the site and find a solution that is going to provide privacy buffer for adjacent single family units and being safe for kids as well. Possible solutions will be presented at next meeting.

8. **Builder/City are going to engage with the students and staff of George P. Nicholson School** to inform about upcoming construction, site & safety measures, contact for communication and other precautionary measures, as needed.

**Next design meeting date**

May 25, 2017*

Landmark Group of Companies

#301, 1103 - 95 Street SW

(*this date may change based on Oilers playoff outcomes- will reconfirm on or by May 18, 2017)
* What does site coverage include?

* How far is building site to school?

* Ice rink lights could cause annoyance for east facing units on until 11 pm.

* Speed bumps ever added to reduce speed at exit?

* Sale price variation between options 1 to 4?

* Purpose of common area?

* Safety concern on sw corner.

* Safety plan

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* Resident parking?

Rink light may be an issue for homes.

South west corner - Trees, landscaping, safety etc.

Any open space can be accommodate on sw corner.

Site safety - site & surrounding

Site development plan

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Figure 9: Question captured

Figure 10: Question captured