

City of Edmonton First Place Program

Blue Quill Community Design Engagement #2 Meeting Notes

Meeting Date: March 17, 2016, 6:30 - 9:00 p.m.
Location: Blue Quill Community League Hall
Attendees: City of Edmonton, Builder (Landmark Homes & WLA Landscape Architects), and Community Representatives*

On the evening of March 17, the above representatives met to provide information and to gather input into the City's Blue Quill First Place Design Engagement Meeting #2. The following Agenda Items were discussed:

1. Opening Comments, Debrief and Follow-up Items from First Engagement Meeting

The City welcomed the residents to the second design engagement meeting and shared feedback received from 1) Transportation and 2) Citizen (Park) Services (the attached "Approved First Place Site and Approved Senior Housing Site" with the existing sports fields noted was handed out at the meeting:

- The 2015 Transportation Impact Assessment (TIA) report from Bunt and Associates indicates that 112 St. and Saddleback Rd. are both collector roads designed to handle up to 10,000 vehicles per day.
- The current traffic along 112 St. and Saddleback Rd. is well below the design capacity.
- The on street parking may be reviewed between 100 to 150 meters from the 112 St. and Saddleback Rd. intersection during development permit application..
- Concerns regarding the impact on existing sports fields were shared at our first meeting. The next day, staff reached out to the Citizen Services Department that manages changes to parkland and sports fields to share these concerns and discuss the process that the department uses to change sports fields, and how we can coordinate actions occurring on this site. The Community Recreation Coordinator(CRC) working in the Citizen Service department will communicate with the league to start the process to resolve the sports field realignment issue. Communication will be shared with the design engagement group about the changes.
- The sports fields booking will not be impacted this year as the earliest that construction will happen after this fall (October 15, 2016).
- There was some confusion as to the location and size of the approved First Place and Senior's sites. A map was prepared and shared at the second meeting to clarify this. The City will also update website.

2. Site Layout Updates

- Landmark Homes refined their layout options from the First Engagement Meeting to create **two new layout options** for discussion with the engagement participants, namely, Layouts 4 and 5. Merits of both options were discussed. Participants favoured Layout 5 (attached) because of:
 - The entrance provided off Saddleback Rd.
 - Secondary access provided off 112 St. (non community residents are not allowed to park along the west side of 112 St. now, so sight lines are improved).
 - Smaller size buildings are now incorporated, with a mix of different size units to create articulation within a building.
 - Layout 5 provides more internal site parking but there is more road area than Layout 4.
 - Transportation, Fire Rescue and Waste Management are okay with either layout.

3. Landscape Design Concept:

WLA Landscape Architect presented a variety of selections of trees and shrubs that fit in this development based on the experience and understanding of the site.

Some Landscaping features discussed:

- City Development Officer suggested to have a 6 ft. high wooden screen fence along the west property due to the future Seniors Housing lot that adjoins the west property. Temporary gates can be installed at the west property fence for access to the green space until the Senior's site is developed. The gates can be removed and a permanent fence can be installed when the Senior's site starts development.
- For the south property, a metal "see through" fence was suggested, with gates to access the park to the south. The Development Officer would consider a 4 ft. high fence in lieu of a 6 ft. high fence.
- Defensible space and safety considerations were discussed and explained to residents.
- Suggestion to add private sidewalk connection at NE corner to public sidewalk, and add sidewalk between 4 and 5-plex at NW corner, add sidewalk between buildings that face the south property to allow for pedestrian connectivity.
- Central courtyard suggested to include benches as a common area gathering place.
- Open front yards with meandering walkway and extra landscaping along the north and east areas are good concept ideas.
- Gates can be provided to access the park from the south and also from the west property. West property gates should be temporary until the Senior's site is developed, then it can convert to a permanent fence.
- Brick elements suggested for the entrance feature to match use of brick that occurs in existing neighbourhood homes.
- Landmark suggested to use 4ft. high solar bollard (downward) lighting within the development, as it is more sustainable and does not cause "light pollution".

- Condo by-laws and Condo Board can provide guidance on what is allowed to be planted if an owner decides to plant within his yard.
- Builder to update landscape concept plan for Meeting #3.

4. Architectural Building Elevations

Builder Presented 3 Different distinct Architecture/Elevation Schemes, Renderings and 3D Perspectives for discussion:

- Elevation 1 – Craftsman
- Elevation 2 – West Coast
- Elevation 3 – East Coast Salt Box
- The consensus approval was for Elevation 3 – East Coast style.
- As the elevations were based on a 4-plex, the suggestion was to provide elevations of a 5-plex and 6-plex also.
- The site is mostly flat and is conducive to a 3 story building, which the by-law allows for, as presented with the elevations.
- There was a suggestion to incorporate a blue colour element to the architecture, as per the Blue Quill subdivision.
- Builder to present colour samples and materials at Meeting #3.

5. Builder Provided Geotechnical Report Overview:

The Engineering Geotechnical report noted:

- Site is conducive for building development.
- Topsoil/clay fill depth ranged from 0.6m to 1.2m deep (but mostly 1.2m deep).
- The existing fill will have to be removed and replaced with good compacted material.
- Area has a water table depth range from 2.4m to 3.0m below grade.

6. Key Messages, Follow Up items:

- Provide update from Citizen Services regarding sports field changes.
- Stake out property corners of Blue Quill First Place building site.
- Visit nearby Bearspaw First Place site and look at architecture and show suite.
- Update landscape concept plan.
- Bring and present proposed siding materials and colour samples for Elevation 3 to next meeting.
- Agenda, notes, layouts and elevations to be posted on City website and First Place website.

Next meeting date: April 6, 2016 – Pending meeting facility availability.

**Individual representative names excluded to respect privacy concerns.*