

## **Michaels Park First Place Program Design Engagement # 3**

Meeting Date: July 8, 2020, 10am - 12pm

Location: Virtual meeting due to Covid-19 requirements

### **Attendees**

- City of Edmonton
  - Lindsay Vanstone, Project Manager First Place Program
  - Hafsa Navarro-Henry, General Supervisor Surplus Land Development
  - Gloria Geng, Planning Technician First Place Program
- Builder (Rohit Communities)
  - Danny Wilson, Multi Family Development Manager
  - Ryan Petty, Project Manager
  - Anja Porsche, Manager Product Design
- Five Michaels Park Community Representatives, including one Community League Director

### **Summary of Previous Design Committee Meetings**

Rohit went over the key decisions made and changes to the site plans at the two previous meetings in response to the community feedback.

These included:

- Site B south boundary to be farther away from the Community League Hall
- Vehicle entrance location to the street on Site B
- Keeping several of the mature trees in the northwest corner of Site B
- Site layouts, including Unit B Types (Talo) facing the street as much as possible, internal sidewalk locations
- Fencing types and gate locations
- Lighting type
- Ensuring sufficient on-site parking for homeowners and visitors

### **Building and Door Colours**

At Meeting 2, the design committee developed two pairs of colour schemes for the buildings. These can be seen in the renderings (below) as In the renderings (below) Jasper 1 & Talo 4 and Jasper 2 & Talo 3. The design committee selected the colour scheme pairing of Jasper 1 & Talo 4 for Site A on 76 st and Jasper 2 & Talo 3 for Site B on Millbourne Rd.

## **Updates to Site since previous meeting**

### **Change from Casa to Talo**

Rohit explained that their research and development team has updated the Casa unit and the updated version will be used for these Michaels Park townhouses. The Talo allows for a side entrance to the outer units. To achieve this, what were the middle two units in the Casa are now the outer two units in the Talo, and what were the outer two units in the Casa are now the inner two units in the Talo. The floorplans and exteriors of the units are otherwise almost completely the same.

### **Parking**

On July 2, 2020 the City of Edmonton's new no-minimum parking bylaw came into effect. This means that the site design developed with the design committee exceeds the new maximum allowed number of vehicle parking spaces by a dozen. Rohit can request a variance during their development application to maintain the originally planned number of parking spaces. The Design Committee strongly supported this variance request to maintain the parking spaces as originally discussed. Parking was one of the main concerns that came up in Meeting 1.

Also effective July 2, 2020, bicycle parking is required on all new multi-unit developments at a rate of one spot for every two units. Rohit will be incorporating these into the site plans to meet this new requirement, with two or three bike parking locations on each site.

## **Discussion and Questions**

- Question asked about having a paved connection from the east part of Site A to the existing multi-use trail.
- The City responded that this was not part of the off-site improvements that are part of this development, but could look into it separately. Off-site improvements that are part of this development include an upgraded bus stop on Millbourne Rd and 76 St and a sidewalk on the east side of 76 St from Millbourne Rd south to connect to the existing sidewalk.
- Question asked about whether larger coniferous trees can be planted instead of small ornamental trees on the south border of Site B, with the aim to help further attenuate noise from the Community Hall.
- Rohit responded that they think it would be possible and will check with their landscape architect. They noted that with this change, they may have to adjust the tree locations or types in other areas to meet the bylaw requirements to still have the allowable mix of tree types.

- Questions asked about the maintenance of the landscaping, including whether there would be (messy) fruit bearing trees and who is responsible for the maintenance?
  - Rohit responded that they would check with their landscape architect on whether the crabapples trees are fruit bearing or not.
  - The condominium corporation hires a property manager who will be responsible for the maintenance of the development.
  - Rohit explained that they typically choose low maintenance landscaping and pathway configurations to minimize the maintenance requirement for the condominium corporation.
- 
- Question asked about the changes to the bus routes and whether Millgate Transit Centre will be closed.
  - Lindsay recommended calling or emailing 311 ([311@edmonton.ca](mailto:311@edmonton.ca)) for that information.
- 
- Question asked about what qualifies as “amenity space” as in the zoning bylaw.
  - Rohit responded that amenity space means the common spaces for residents to use. In these developments it includes common benches and open areas for walking or playing, as well as the community gardens.
  - The design committee members who had visited other Rohit developments were pleased with the community gardens. Rohit recommended visiting their Belle Rive First Place Program development for the most similar example to what will be built at Michaels Park.
- 
- Question asked about the Community League’s existing sign which appears to be on the northwest corner of Site A.
  - Rohit and the City will discuss options for moving this sign and get back to the Community League Director to figure out how to address this. There is a utility corridor to the north of the site that may affect sign placement.
- 
- Comment from one committee member that the Talo units look great. Future versions of the Jasper could be improved.
  - Rohit responded that they are continually doing research and development on their house designs and thanked the committee member for the feedback on that design.
- 
- Question about the timing of the development
  - Rohit responded that they were hoping to start Site A in Late Summer/Fall 2020. Site B is anticipated to begin in Spring 2020, but it depends on the speed of sales on Site A.

## **Feedback on Design Committee**

The City thanked the committee members for their participation and input on these sites. The City shared an online feedback form with design committee members to gather feedback about the engagement process. Feedback will be incorporated into future design committee meetings for other First Place Program developments.

# ◆ jasper colour scheme 1



# ◆ jasper colour scheme 2



# ◆ talo colour scheme 3



## ◆ talo colour scheme 4





**PLANTING PALLET**



**MATERIAL & FURNISHING PALLET**



PLANT LEGEND		SITE LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREE		PROJECT BOUNDARY
	SMALL ORNAMENTAL TREE		CONCRETE WALK
	FRUIT TREE		ROAD
	LARGE CONIFEROUS TREE		TURF
	MEDIUM CONIFEROUS TREE		PLANTING BED
	SMALL COLUMNAR CONIFEROUS TREE		GRAVULAR FINES
			DECORATIVE ROCK
			CHAIN LINK FENCE
			DECORATIVE METAL FENCE
			WOOD SCREEN FENCE
			RAISED GARDEN PLANTER

**LANDSCAPE CONCEPT PLAN**  
MICHAELS PARK - LOT A

JUNE 2020



PLANTING PALLET



MATERIAL & FURNISHING PALLET



PLANT LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREE
	SMALL ORNAMENTAL TREE
	FRUIT TREE
	LARGE CONIFEROUS TREE
	MEDIUM CONIFEROUS TREE
	SMALL COLUMNAR CONIFEROUS TREE

SITE LEGEND

SYMBOL	DESCRIPTION
	PROJECT BOUNDARY
	CONCRETE WALK
	ROAD
	TURF
	PLANTING BED
	GRANULAR FINES
	DECORATIVE ROCK
	CHAIN LINK FENCE
	DECORATIVE METAL FENCE
	WOOD SCREEN FENCE
	RAISED GARDEN PLANTER
	BENCH

LANDSCAPE CONCEPT PLAN

MICHAELS PARK - LOT B

MARCH 2019

