

# City of Edmonton First Place Program Twin Brooks Community Design Engagement Design Engagement Meet #3

Meeting Date: July 27<sup>th</sup>, 2017, 6:00 pm - 8:30 pm

Location: #301, 1103 - 95 Street SW

Attendees: City of Edmonton (CoE), Builder (Landmark Homes), and Community participants\*

- Councillor Bryan Anderson
  - City of Edmonton: Tim McCargar, Prabhat Dahal
  - Builder: Gurpreet Singh, Rui Huang, Heather Vera
  - Community Participants\* (community)
- On the evening of July 27, 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

## Councillor Anderson attended final design engagement meeting

Councillor Anderson attended and shared history and his perspective that every neighbourhood was different. He shared his influence in creation of design engagement process, importance for having influence and participate and have say in the process of home design. He also ask participants to confirm their influence in the design process and chance to ask question the Builder (Landmark Homes) and the City.

## Follow up from April 20th meeting

- [May 25, 2017 design engagement notes](#) reviewed and accepted as presented



Figure 1: Design Engagement Process

\* individual representative names taken out for privacy reasons

## Questions, comments and follow up items from the previous session

### Site servicing and lane closure during construction

Builder explained process and steps for site servicing related to power, water, drainage connection to the First Place site in Twin Brooks. All of these services are provided by the respective third party service provider. Landmark will coordinate with them to ensure both safety and access throughout the construction process. Servicing connection work takes between two and three weeks, depending on the complexity.



Figure 2: Site servicing connection work

### Top soil management on site explained again to residents

On site top soil management has been an effective tool to enhance safety, reduce traffic, and reduce dust on construction site. The Builder will work with the City to use this opportunity in Twin Brooks following the success in Kirkness and Blue Quill.



Figure 3: Tentative Top Soil Management Area

### Twin Brooks Craftsman style building elevations presentation

Following discussion and recommendation from the last meeting, the builder share two distinct elevation (figure 4 and figure 5) under craftsman style. The elevation is influenced by the surrounding homes architecture to ensure they “fit” in the neighbourhood. Participants preferred second option (figure 5). Landmark will retain an external constant to use neighbourhood design elements and provide photo realistic rendering. The final rendering will be shared once completed.



Figure 4: Elevation Option #1



Figure 5: Elevation Option# 2

### Building colours and materials

Following last meeting request from the participants, Landmark presented multiple colour combination for the homes. Some of the discussion was on

- linen trim to match cream colour in neighbourhood

- avoiding bright colour combination
- different door colour for homes
- colour should enhanced external material used on buildings

Builder also explained exterior material and suggested their inspiration from the surrounding,



Figure 6: Building materials presentation and discussion

### **Review initial questionnaire survey and compare it with final design (attached)**

Before the formal start of design engagement process, The City and Landmark conducted a 15-questionnaire survey to understand design preference from the participants. Question are related to

- parking & garage,
- number of bedrooms,
- front yard preference,
- open concept on main floor,
- exterior colour,
- landscaping materials, and
- architecture

We evaluated the outcome and found the final design met most of the expectation shared initially by the participants.

### **Completion of the design engagement survey**

Following discussion during "introductory design engagement meeting" City shared design engagement evaluation survey with design engagement participants

- Participants filled design engagement evaluation survey

### **Additional questions:**

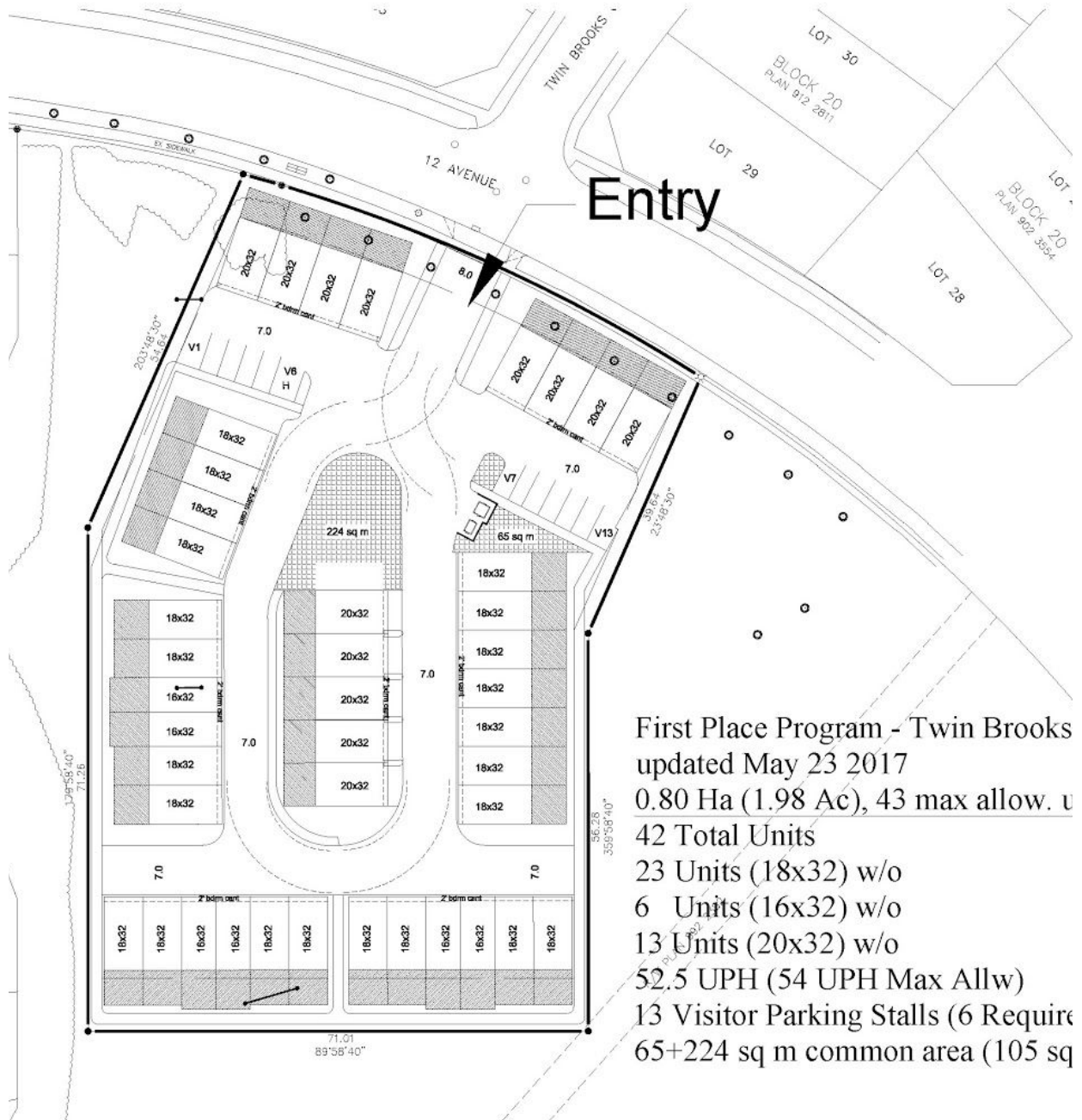
- Question asked about exterior gas supply to deck BBQ
  - Landmark will explore further about possibility but not 100% committed as it may make building less energy efficient
- Residents repeated interest in placing trees on city land between new homes and rink area.
  - City will explore with Forestry about the possibility. The adjacent land is within Community League licensed area, so it may require Community League consent to plant trees on East of the First Place site
- Mailbox location depends on Canada post but residents prefer location near entrance
  - Landmark will work with Canada Post to ensure mailbox can be located on preferred location

### **Next steps and follow up items:**

- sharing final building elevation with materials and colour
- sharing design engagement outcome with all who shared their interest to get update on December 03, 2016 Open House
- applying for development permit
- applying for rezoning on adjacent city land to reflect its use as open space and school
- site safety- construction, park & sports field, and adjacent school
- top soil management and underground servicing
- building construction and sales



Figure 7: Final Site Landscaping Plan



First Place Program - Twin Brooks  
 updated May 23 2017  
 0.80 Ha (1.98 Ac), 43 max allow. u  
 42 Total Units  
 23 Units (18x32) w/o  
 6 Units (16x32) w/o  
 13 Units (20x32) w/o  
 52.5 UPH (54 UPH Max Allw)  
 13 Visitor Parking Stalls (6 Require  
 65+224 sq m common area (105 sq

Figure 8: Final Site Plan