

First Place Program: Haddow Community Design Engagement

March 18th, 2015

2015 from 6:30 PM – 9:00 PM

Terwillegar Community Recreation Centre, Tournament Room B

Attendees:

- City of Edmonton, Builder & Community Representatives, Builder consultants.

Design engagement led by Builder representative

- Builder updated the community representatives on updates posted on Social Media and first place website regarding the Community Design Engagement Meeting #1.
- Review of the “What we Heard” document provided by city administration, this document is aligned with the communities concerns raised at the 1st Design meeting. Builder is seeking to accommodate those comments on site planning and building design

Questions/Concerns raised by the participating residents

- Community participant expressed concern parking for the development and requested this be addressed in the site design if possible.
 - o Builder explained the bylaw requirement for this site in terms of visitor parking, also outlined that we have exceeded the minimum requirement of surface stalls in our proposed designs.
- Community inquired, if there was an option on the site plan, to increase the visitor parking stalls and ensure proper signage for residents within the proposed development.
 - o Builder explained that is up to the design engagement group, if they wish to make that request the builder will try to modify the site plan to reflect the change.
- Community participants requested further information on the unit type mix ratio
 - o Builder explained the historical data of the past projects and suggested this will be a part discussion on site layout design.
 - o If the group wishes to see a certain mix then the Builder will do their best to accommodate.
- Community participant suggested on putting a caveat on units to avoid them being converted to rental units after 5 years.
 - o Builder explained the challenges associated with this type of caveat however has consulted a legal authority on this matter.

Site Design Option Review

- Builder explained that COE Transportation Department, after an initial review of the proposed site plans, has requested to keep the entrance towards the north due to existing street furniture such as the bus stop, street light and fire hydrant.

- Builder presented three conceptual site plans for discussion and asked for feedback from the Design Engagement Group on their preference.
 - o Community preferred to have Concept #2 (attached) with some suggested changes to the site layout. Changes to site plan were done during meeting to ensure design met community requests.
 - Surface parking units were replaced with drive under units and placed adjacent to other two buildings along the East property line with unit entrance facing East towards the park.
 - Locations marked for extra visitor parking stalls to be added provided they don't interfere with utilities, or Canada Post requirements.
- Community requested to have this development without boundary fence, particularly along the East and South boundary. Potential to add gates on the fence for residents to access adjacent green space.
 - o Builder explained the bylaw requirement to have a perimeter fence on this type of development however will work with the city approval departments based on this community request.
- Community proposed to see 3D rendering with and without the boundary fence to give better clarity on this design element.
- Builder and City of Edmonton will work together to ensure development meets COE bylaws and at the same time meets Community expectation.

Units and Buildings

- Community suggested in using brick or cultured stone to match the existing surrounding architecture
 - o Builder explained the additional cost associated with having brick or cultured stone and suggested that this program has a price cap set by City of Edmonton. If the City of Edmonton approves a price increase on the units based on the community request, the builder will then incorporate some cultured stone on the entrances around the doorway as an architectural accent.
- Builder provides a 6-12 roof Pitch for the proposed buildings within this site
- After review of various projects, the design group prefers the units with white trims instead of darker.
- Community is concerned with use of white hardy panel on the front and would prefer an alternate design, also address the vents coming out on the front of the units if possible.
 - o Builder confirms that they will look into this concern and provide a design to the engagement group, noted some vents are for the HVAC and may not be able to be relocated.
- Builder suggested to use brick columns as entry features to match the existing architectural feature of the community.
 - o Community confirmed that they would prefer to see 4 to 5 brick columns on the front along Haddow drive

Next Steps ...

- Builder will present 3D Rendered views of the accepted site plan (also include views as marked from the participants).
- Builder will bring forward sample of siding, brick, cultured stone, building lights and street lights for discussion with the community.
- Meeting & notes will be prepared and submitted with design diagrams then posted on Facebook and shared with Design Engagement group and league representatives.
- 3rd design engagement meeting will be held at the same venue, different room on 27th April 2015.