

First Place Program: Haddow Community Design Engagement

May 20th, 2015 6:30 PM – 9:00 PM

Terwillegar Community Recreation Centre, Tournament Room B

Attendees:

- City of Edmonton (COE), Builder & Community Representatives, Builder consultants.

Agenda Items Discussed

- Builder presented the **finalized the site plan** from meeting # 3 and asked for any further comments, all participants confirmed the site plan as per the 3rd meeting.
- Builder explained that they will present the building **color scheme** as discussed on meeting# 3 as well as discuss the proposed fencing around the site.
- Landscape architect presented the design with **proposed plan to have planting outside the property on the City's land** as discussed on meeting# 3. Landscape consultant also suggested matured trees (large caliper) may be susceptible to the natural elements and will have difficulty growing in the new environment as compared to new (smaller caliper) trees as these will in fact grow faster.
- Community suggested to have a **mix of large (mature)** as well as regular **caliper sized trees** for the project
- Builder explained that they **require the support letter** from the community stating the need for planting outside the development areas highlighted by landscape design to reiterate the communities desire to have the area properly landscaped.
- Developer explained that any **existing trees** which require relocation will be highlighted on a separate plan for coordination with Parks and Forestry sections.
- Developer propose to **install 6 columns within the development** with similar metal railing along Haddow Drive, actual location will be identified later as there is an existing Atco Gas ROW.
- Community confirmed on **cultured stone on proposed columns** matching with the cultured stone on building façade with capping on top similar to existing within the neighborhood.
- Community requested the site plan be handed into the city with black **chain-link located only behind the basement units** on the North side of the site. Remainder of the site is to have no fence by request of the Design Engagement Group.
- Builder confirmed that they will **request for no fence around the property along East and South** with the support letter from the community written with this request however if the city administration, during permit application review, do not allow for this type of design then black chain link fence along the abovementioned property boundaries may be substituted.

- Developer explained the need to have a **berm or swale constructed especially along North, East and/or South property line** to prevent drainage from entering the site. This drainage requirement and will be addressed after discussion with the civil engineer and COE drainage department. Special attention will be given to the community property to the north due to its close proximity.
- Developer reviewed the **color patterns** as discussed on meeting # 3. Noted the color selections previously requested were Shamrock and Granite and provided renderings reflected this choice. Proposed renderings illustrated the color scheme with narrow window trims and no belly band trim. Builder explained that only vents required will be placed on the front elevations of all units with a desire to keep these to minimum on the front face of all units.
- Community confirms the proposed building elevations with color samples of **“Shamrock” and “Granite” (attached)**.
- Entry feature for the development will have project name as **“Haddow Landing”** with Civic address marked on it and will be similar to existing neighborhood project address plaque. Design not completed at this time.
- Builder explains the need to have the support letter from the design engagement group as well as the community league to help achieve several concerns thus allowing their requests on behalf of their community to be reviewed and clearly understood by the City of Edmonton Administration.
 - Builder will draft a letter and forward to COE representative for circulation
- Builder explained that permit application will be initiated and depending on approval timeline for COE they are scheduled for **late fall 2015 to early spring 2016 construction start**.
- Builder asked for any further comments on the development and proposed design to conclude the meeting. No further comments or questions brought forward.

Builder and COE representatives thank all the community participants for their involvement in this crucial phase of the development process.

Haddow Color Scheme

	#1	#2
Singles	Weather Wood	
Siding	Estate Gray	
Accent Siding 1	Harvard Slate	
Accent Siding 2	Granite	Shamrock
Trim, Soffits, Fascia	Linen	
Stone	Black River (stacked)	
Building Columns	White	
Front Door	A0300 Burgundy	
Garage Door	A0131 Quiet Retreat (White)	

