

CITY OF EDMONTON
FIRST PLACE PROGRAM

Blue Quill (2810 – 112 St. NW) Consultation

Meeting #1

February 24, 2016

St. Teresa Elementary School (Gymnasium Hall)

11350 25 Ave NW



AGENDA

1. Welcome and Opening comments.
2. Design Process Objectives and Evaluation Process.
3. Landmark Products.
4. Drive Under and Surface Parking Town House forms.
5. Bylaw Requirements and site discussion (e.g. site constraints, access locations, fencing requirements and integration with adjacent city land).
6. Siting and site layout presentation, discussion & selection of best layout option.
7. Design Engagement and updates to post on City of Edmonton's Blue Quill First Place Program page and Landmark's Facebook page.
8. Key messages and Future meeting dates.





Attached Garage



Detached Garage



Duplex



Energy Efficient NetZero Homes



Apartment Condos



Apartment and Townhomes

www.landmarkgroup.ca/ (Landmark Group of Companies Website)

www.facebook.com/landmarkgroupca/ (Landmark Facebook Page)

<http://www.firstplaceprogram.com/> (First Place Program Website)

Townhome Types



3 Storey Walkout Townhomes (Walker Lakes)



3 Storey Walkout Townhomes (Emerald Hills, Sherwood Park)



2.5 Storey Townhomes



From Magrath (2003 Rabbit Hill Rd NW)



Kernohan 2.5 Storey (First Place)



Kernohan 415 Clareview Rd NW (aerial view)



Bearspaw 2.5 Storey (First Place)



Bearspaw 2 Storey (with surface parking) 1508 – 105 St. NW



Laurel 2.5 Storey (under construction) and alternate colour scheme 2215 24 St. NW



2 STOREY SURFACE PARKING TOWN HOMES

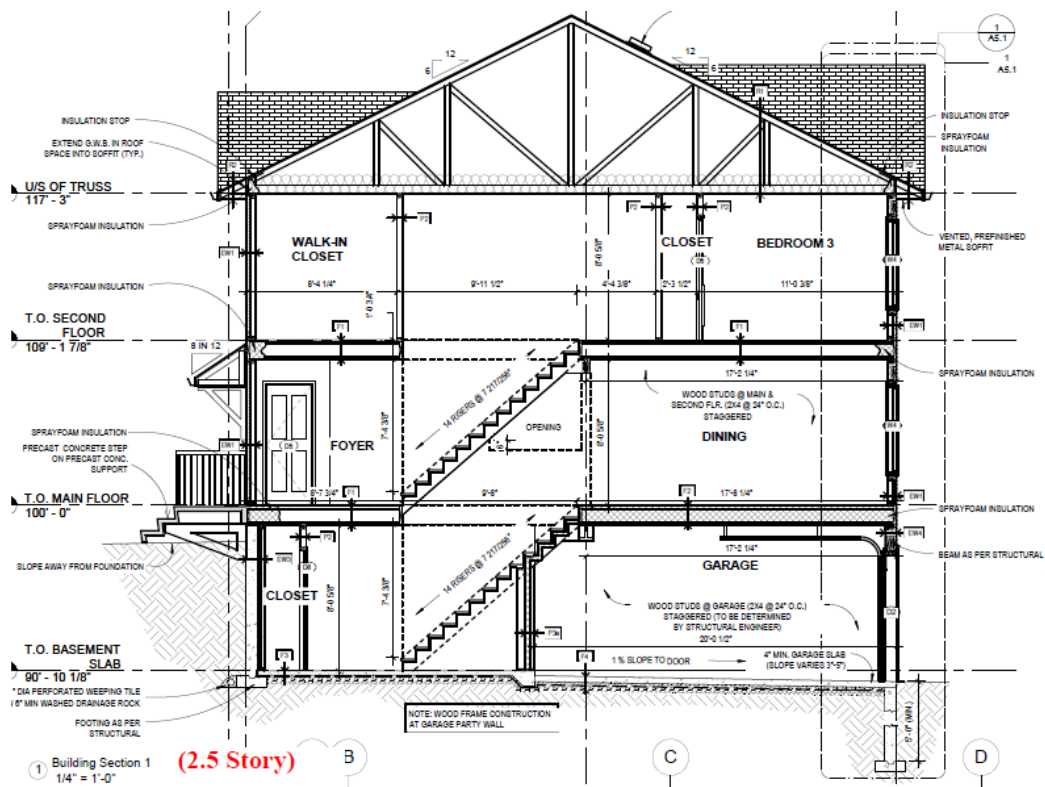
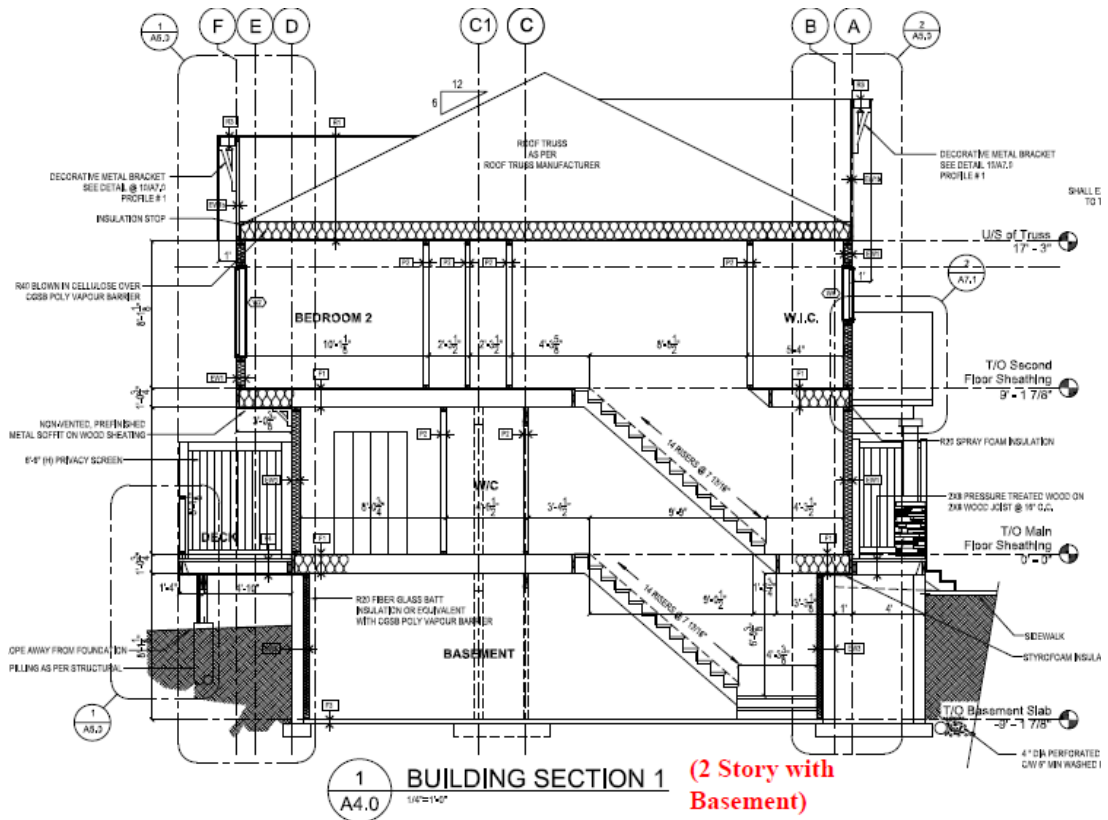


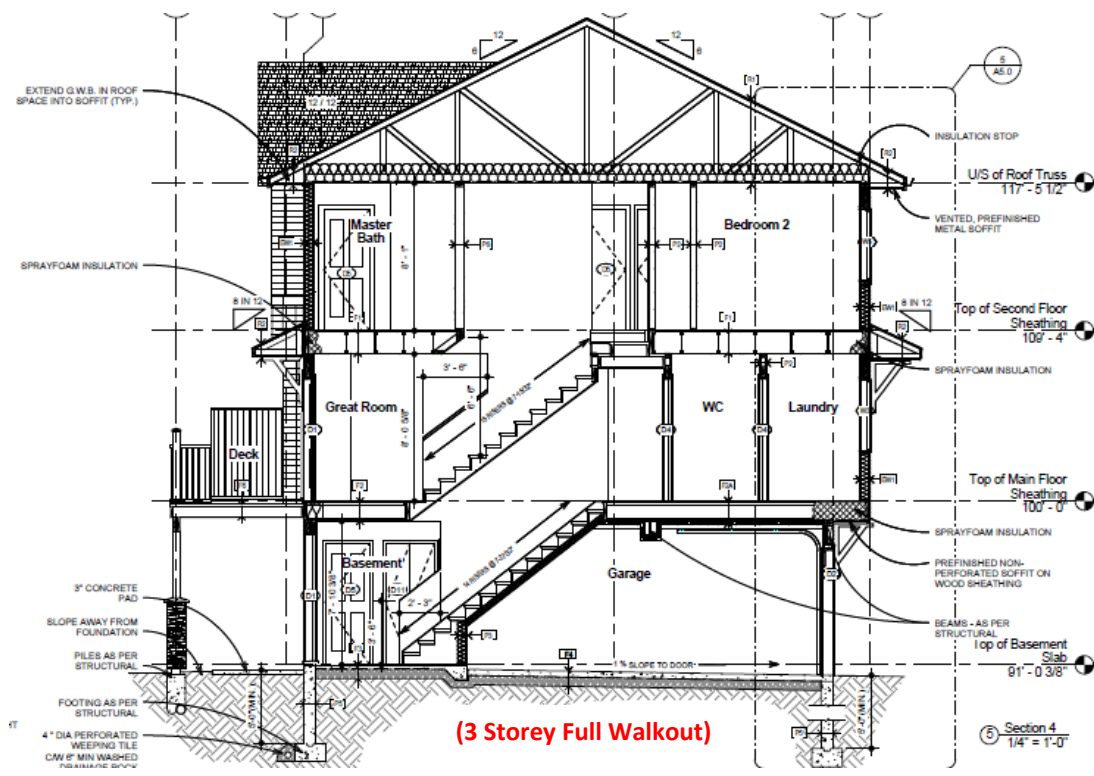
Canon Ridge (First Place)



(Surface Parking)

2, 2.5, and 3 STOREY BUILDING SECTIONS





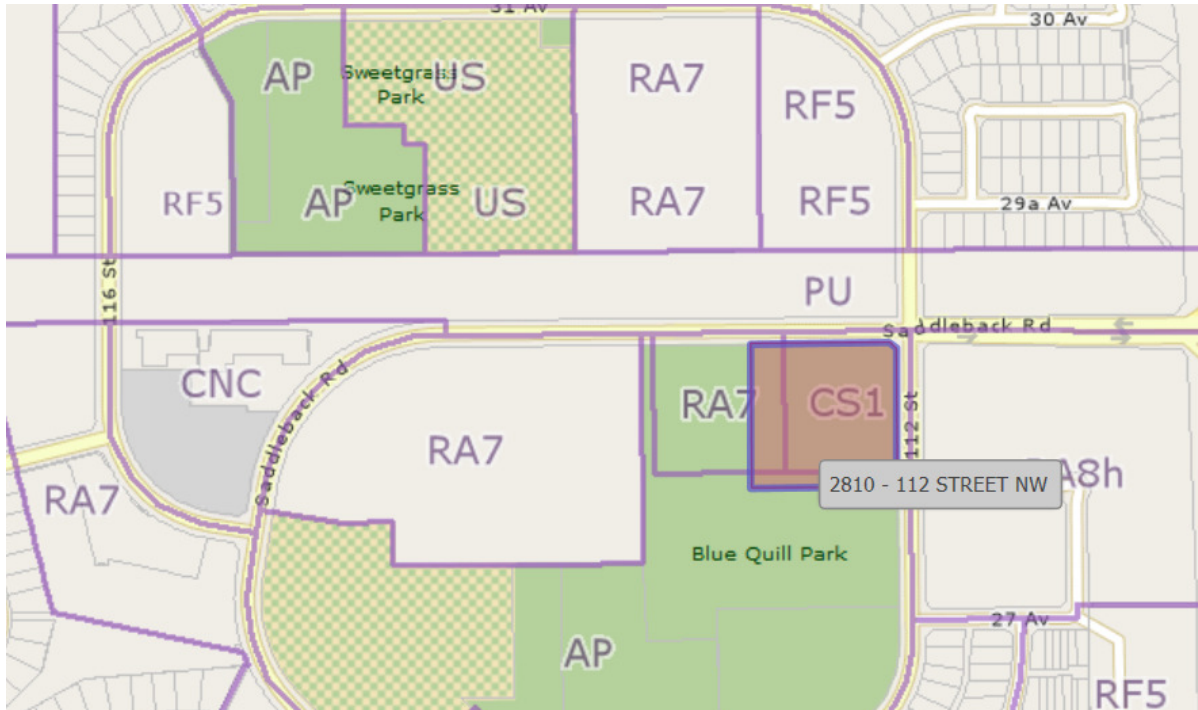
BYLAW CONSIDERATIONS (CS1 Zoning)

- 6 m Front Yard Setback at Two Street Locations
- 7.5m Rear Yard Setback
- 2m Side Yard Setback
- Private Amenity requirement of 30 square meters per unit
- 1.83m Height Solid Screen Fence requirement between single detached housing
- 10m Maximum building height
- 42 Units/ha allowable density, which may be increased to 54 Units/ha with drive under parking
- Reduced minimum and maximum parking requirements near an LRT Station

Dwelling Requirement	Minimum	Maximum	Within 400m LRT minimum	Within 400m LRT maximum
2 Bedroom	1.5	N/A	1	1.5
3 or more Bedroom	1.7	N/A	1.25	1.75
Visitor Parking	1 per 7 Dwellings	N/A	1 per 7 Dwellings	N/A

OTHER CONSIDERATIONS

- Conflicts with existing street furniture (eg. street lights, fire hydrants, utility boxes, street signage, bus stops, etc.)



LEGEND:

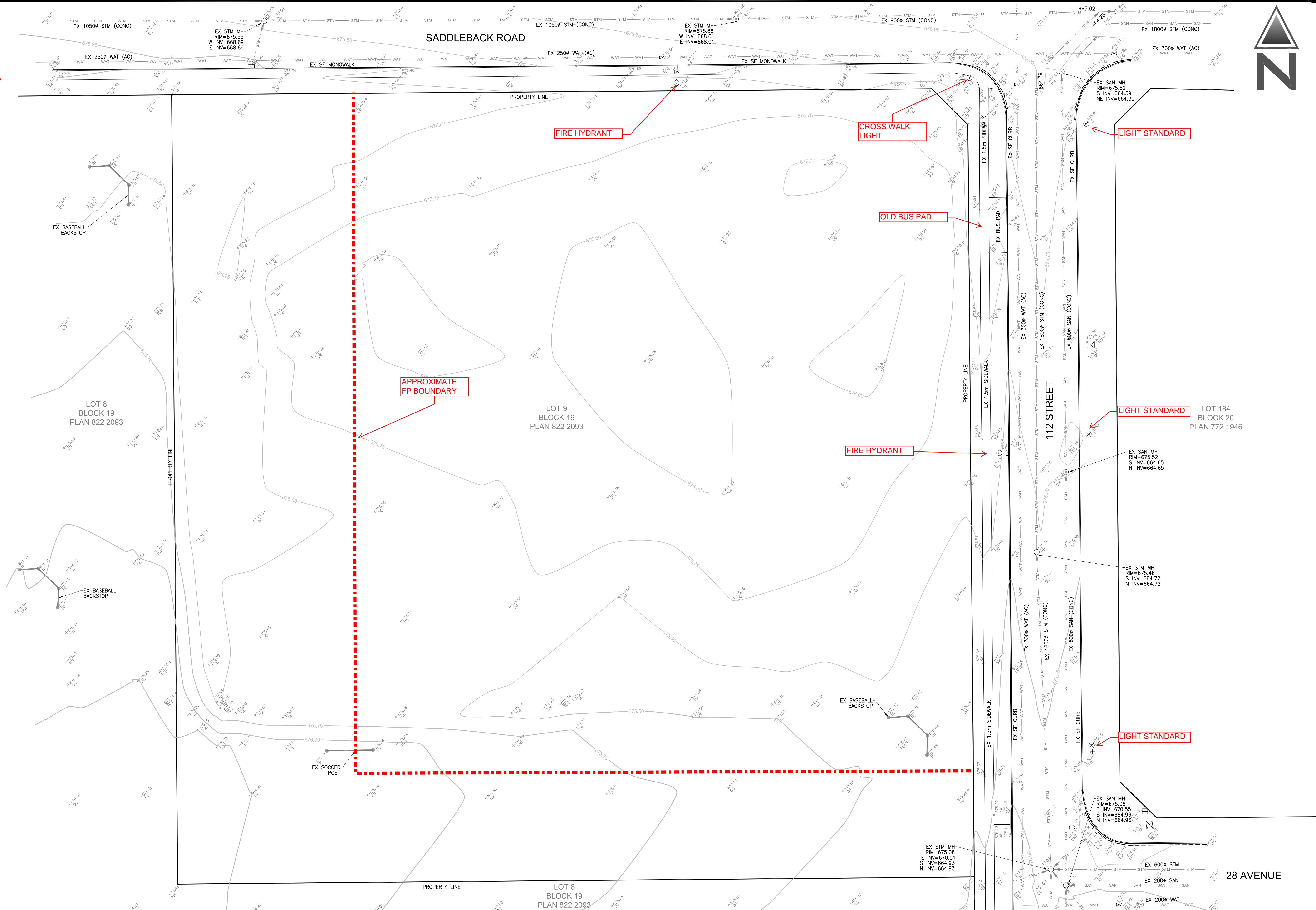
- EXISTING CURB
- EXISTING CURB AND GUTTER
- EXISTING WATERMAIN & VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING POWER ALIGNMENT (SEE NOTE 11)
- EXISTING GAS ALIGNMENT (SEE NOTE 11)
- EXISTING SHAW ALIGNMENT (SEE NOTE 11)
- EXISTING TELUS ALIGNMENT (SEE NOTE 11)
- EXISTING CATCH BASIN
- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING MANHOLE
- EXISTING LIGHT STANDARD
- EXISTING SIGN
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING PEDESTAL
- EXISTING TRANSFORMER/VAULT/ETC

DESCRIPTIONS:

- AC ASBESTOS CEMENT
- BB BASEBALL BACKSTOP
- BC BEGINNING OF CURVE
- BIC BREAK IN CURB
- BN BENCH
- BOC BOTTOM OF CURB
- BOW BACK OF WALK
- BP BUS PAD
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONC CONCRETE
- CR CURB RAMP
- CL CENTERLINE
- C&G CURB AND GUTTER
- DC DROP CURB
- EC END OF CURVE
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- EW EDGE OF WALK
- EX EXISTING
- FDI FOUND IRON PIN
- FFE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- FOC FACE OF CURB
- FLT FUTURE
- INV INVERT
- HP HIGH POINT
- LOG LIP OF GUTTER
- LS LIGHT STANDARD
- MH MANHOLE
- MHT MANHOLE TELUS
- OG ORIGINAL GROUND
- PED PEDESTAL
- PL PROPERTY LINE
- RF ROLLED FACE
- RW RIGHT OF WAY
- SAN SANITARY
- SF STRAIGHT FACE
- SG SOCCER GOAL POSTS
- STM STORM
- SW SIDEWALK
- TOA TOP OF ASPHALT
- TOB TOP OF BERM
- TOC TOP OF CURB
- TOE TOE OF SLOPE
- TW TOP OF WALL
- URW UTILITY RIGHT OF WAY
- WAT WATER
- WV WATER VALVE

NOTES:

1. TOPOGRAPHICAL SURVEY COMPLETED NOVEMBER 12 AND 16, 2015.
2. ALL ELEVATIONS AND DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
3. HORIZONTAL COORDINATES DERIVED FROM A.S.C.M. 286047, 19349, & 668616.
4. ELEVATIONS ARE DERIVED FROM A.S.C.M. 668616.
5. ELEVATIONS ARE GROUND LEVEL UNLESS OTHERWISE NOTED.
6. TOPO SURVEY COMPLETED IN GRID.
7. EXISTING UNDERGROUND UTILITIES MAY VARY. EXACT LOCATIONS MAY VARY AND SHOULD BE EXPOSED TO CONFIRM EXACT LOCATIONS PRIOR TO COMMENCEMENT OF PROJECT DESIGN.
8. STORM, SANITARY, & WATER MAIN SIZES ARE SHOWN IN MILLIMETRES.
9. ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY ALBERTA 1ST CALL, A PRIVATE LOCATOR, OR BY EXCAVATION PRIOR TO CONSTRUCTION.
10. PROPERTY LINE & DEEP UTILITY INFORMATION INCLUDING INVERTS ARE SUPPLIED BY CITY OF EDMONTON GIS.
11. SHALLOW UTILITY INFORMATION NOT SHOWN.
12. THIS TOPOGRAPHICAL SURVEY PLAN IS NOT AND SHALL NOT BE CONSIDERED A LEGAL SURVEY PLAN, SUCH AS A BOUNDARY PLAN OR REAL PROPERTY REPORT.



DRAWING REVISION	BY	DATE
1. ISSUED FOR CLIENT INFORMATION	JM	2015-12-21

STAMP

PERMIT



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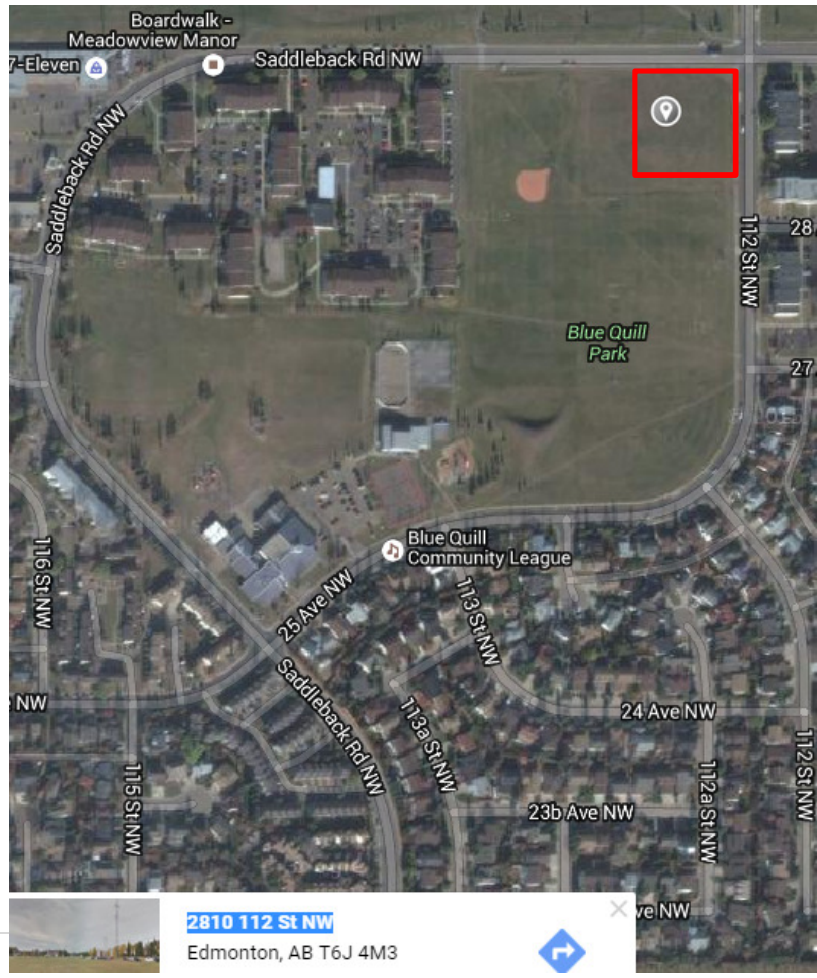
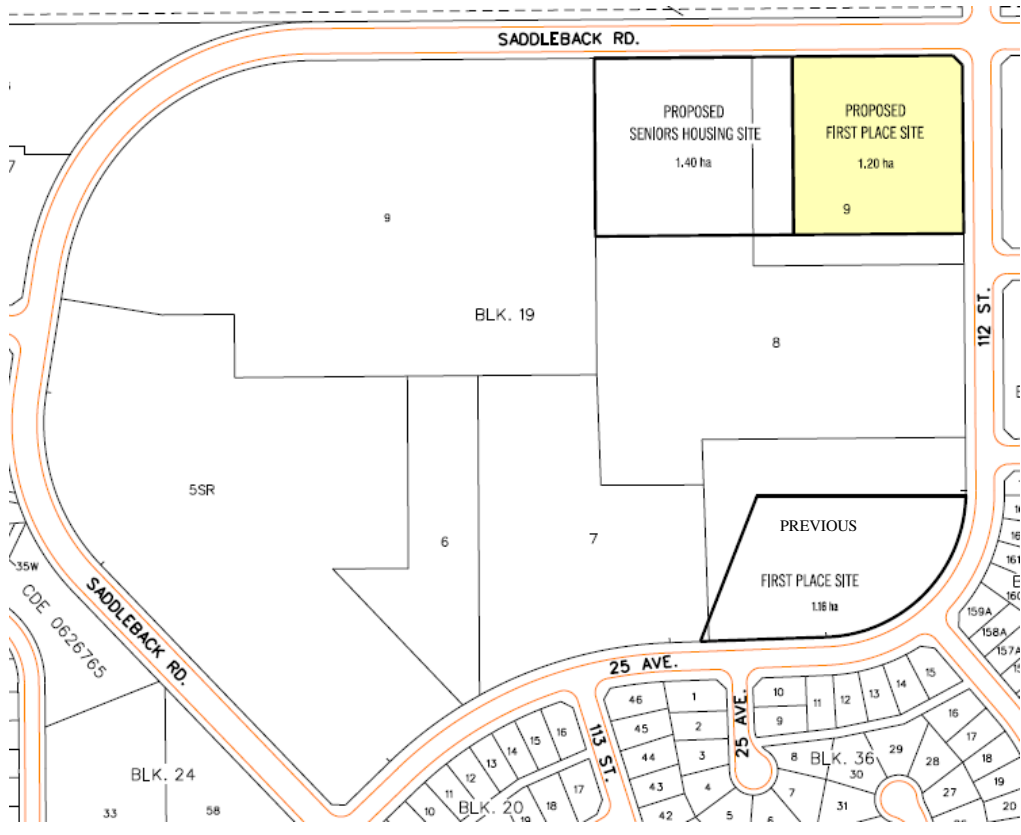


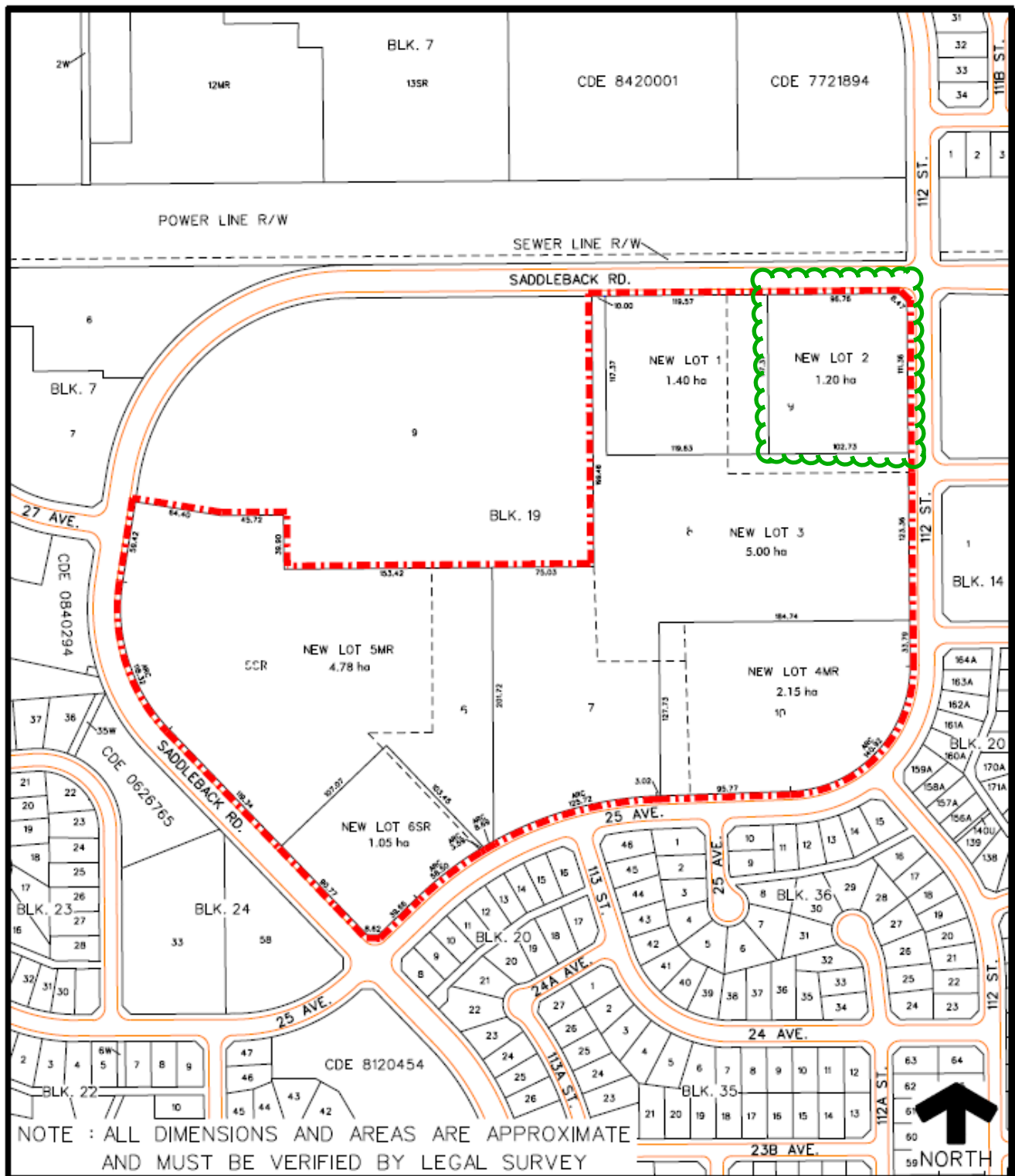
PROJECT
BLUE QUILL MULTI-FAMILY
 SADDLEBACK ROAD AND 112 STREET
 LOT 8, BLOCK 19, PLAN 822 2093
 EDMONTON, ALBERTA

SCALE: 1:300
 PROJECT NUMBER: 151396
 DATE: DECEMBER 2015

DRAWING
T1

BLUE QUILL SITE & LAYOUT OPTIONS





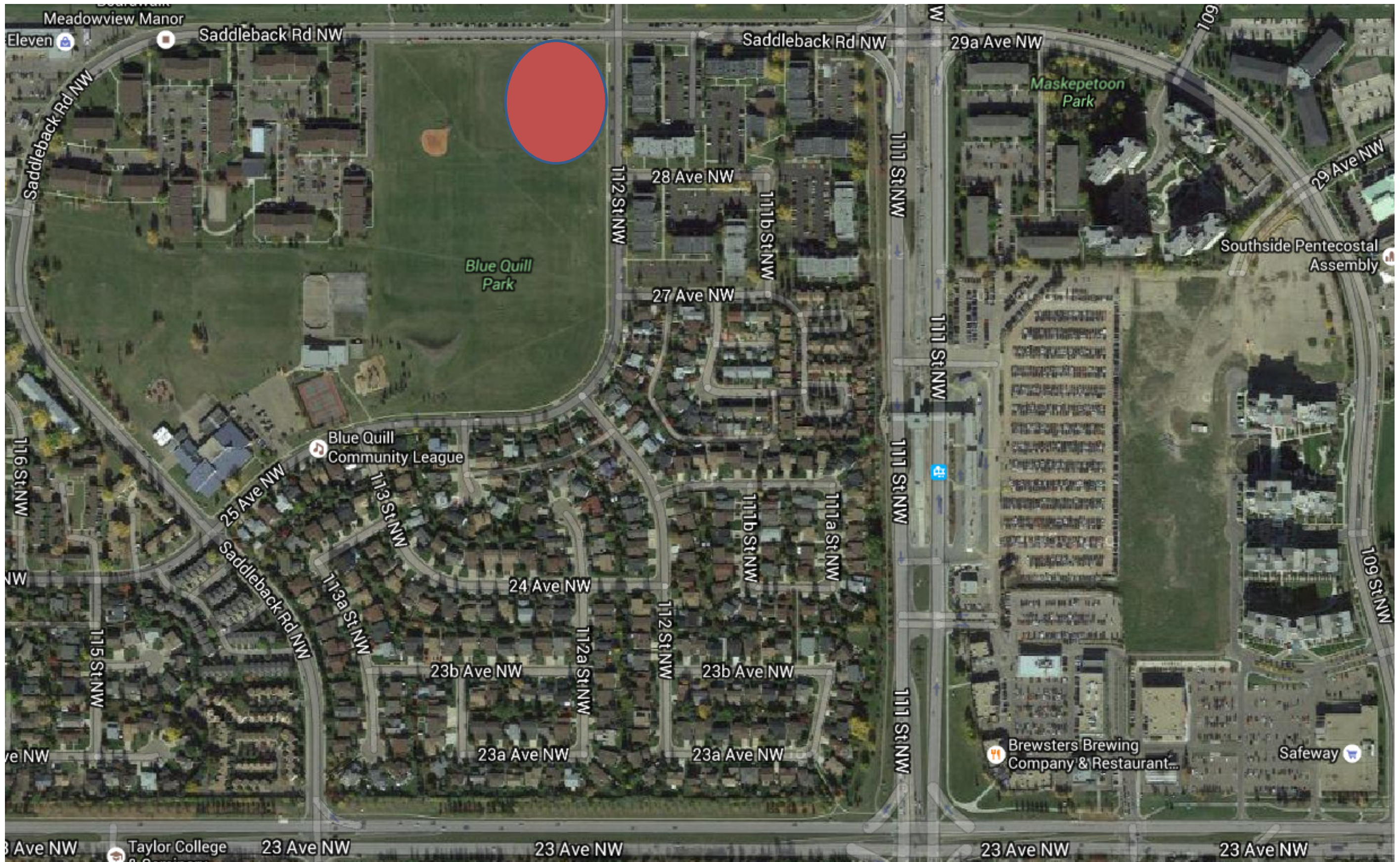
NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



----- PROPOSED SUBDIVISION

LEGAL: BLUE QUILL - LOTS 5SR AND 6-10, BLOCK 19
 PLAN 822 2093 AND LOT 9, BLOCK 19,
 PLAN 012 6227

REAL ESTATE, HOUSING AND ECONOMIC SUSTAINABILITY
 15 07 24 YL Blue-Quill-School-Site-Sub



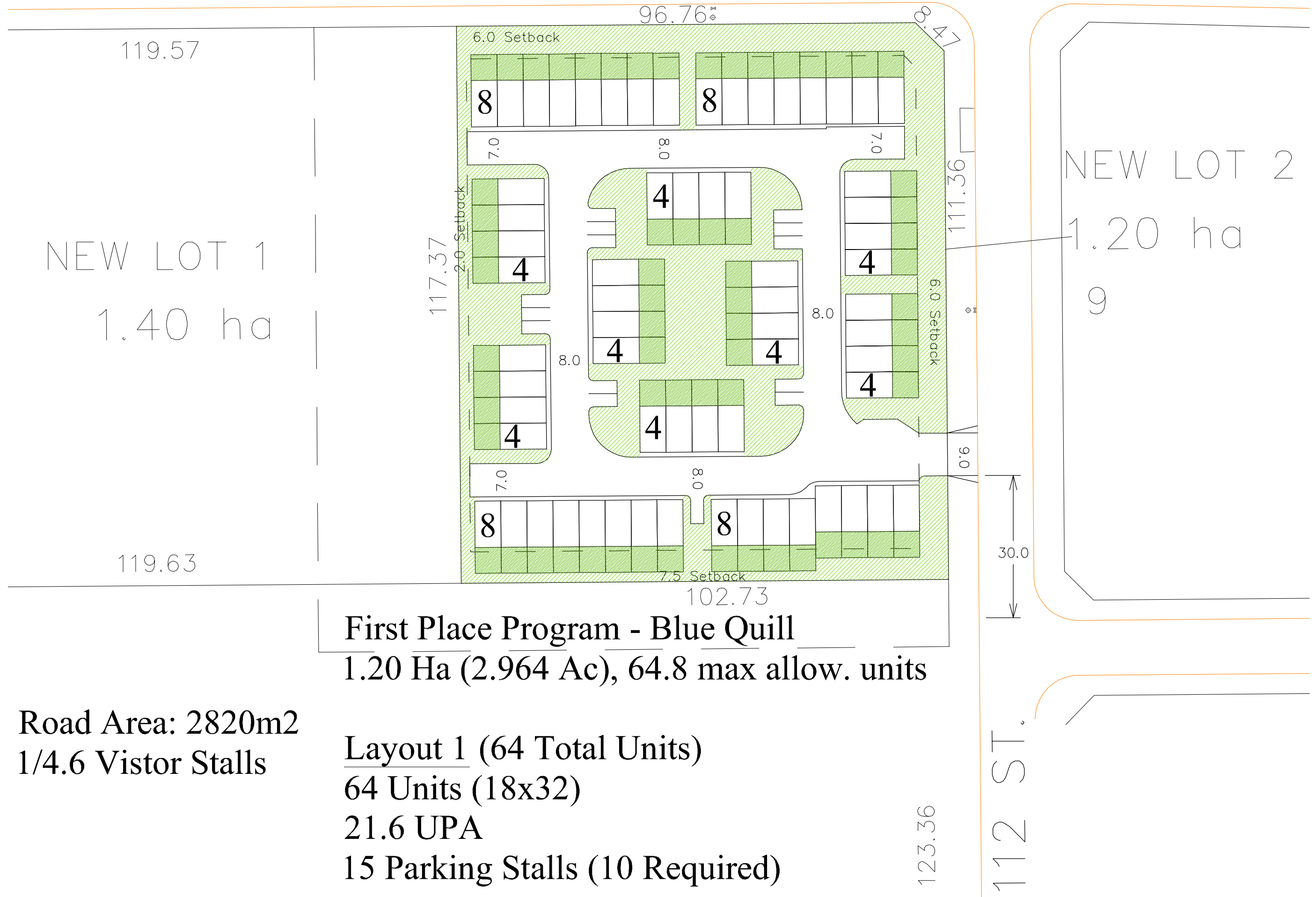


Street View – Looking North from 112 St.

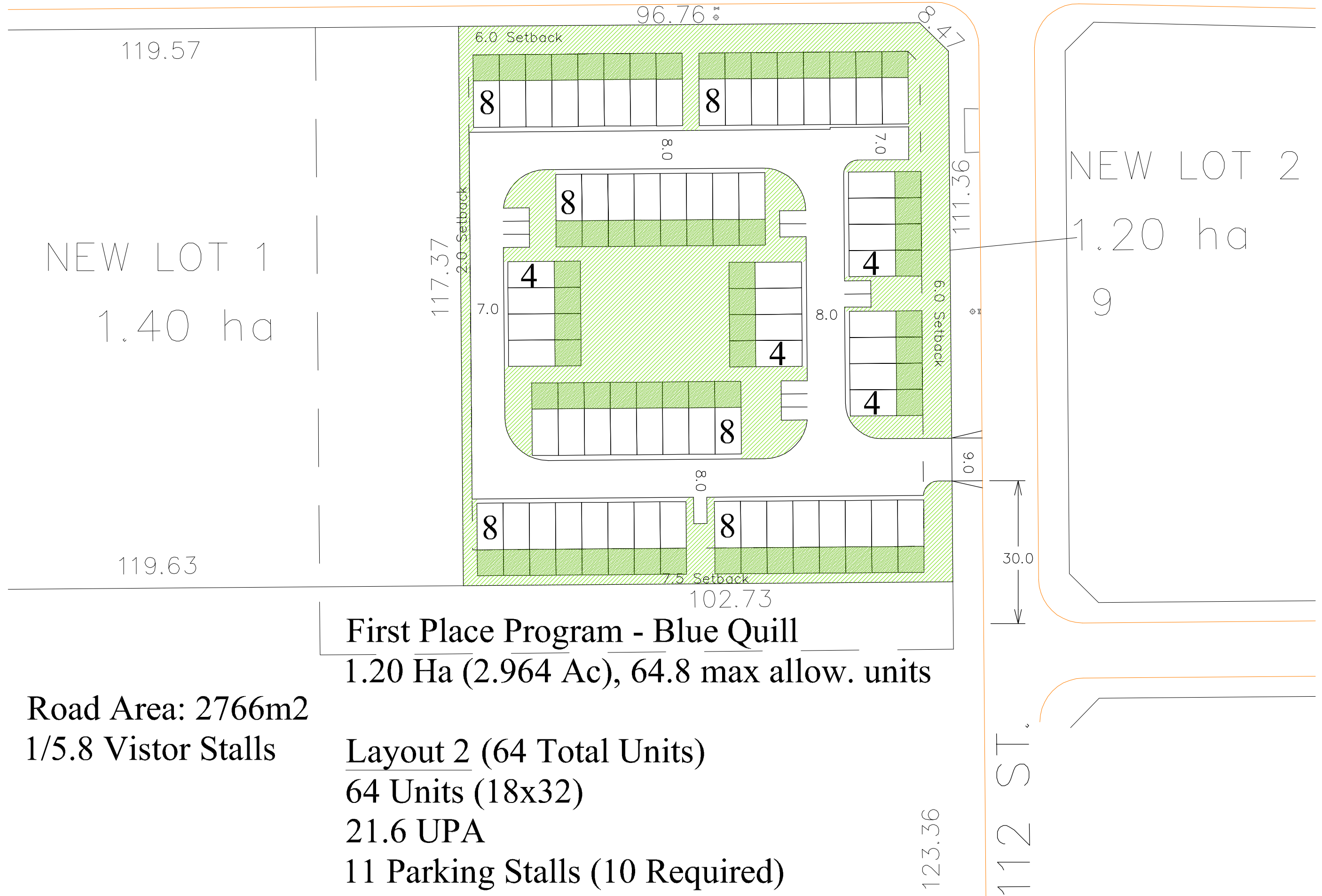


Street View – Looking West, Southwest from Saddleback Rd. & 112 St.

SADDLEBACK RD.



SADDLEBACK RD.



First Place Program - Blue Quill
1.20 Ha (2.964 Ac), 64.8 max allow. units

Road Area: 2766m²
1/5.8 Visitor Stalls

Layout 2 (64 Total Units)
64 Units (18x32)
21.6 UPA
11 Parking Stalls (10 Required)

NEW LOT 2
1.20 ha

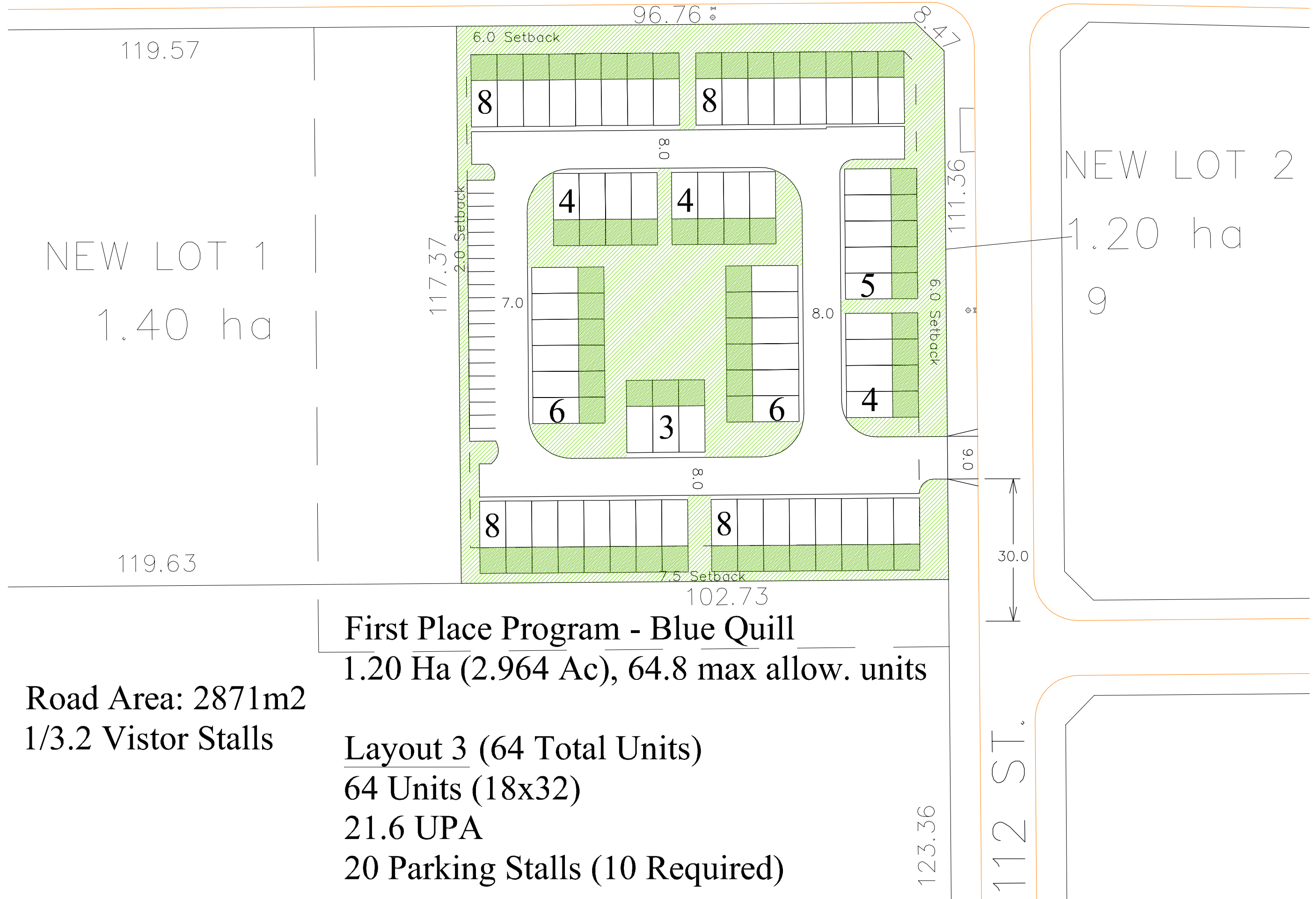
9

30.0

112 ST.

123.36

SADDLEBACK RD.



NEW LOT 1
1.40 ha

NEW LOT 2
1.20 ha

First Place Program - Blue Quill
1.20 Ha (2.964 Ac), 64.8 max allow. units

Road Area: 2871m²
1/3.2 Visitor Stalls

Layout 3 (64 Total Units)
64 Units (18x32)
21.6 UPA
20 Parking Stalls (10 Required)

112 ST.