



THE WAY WE GROW

TRANSFORMING | EDMONTON
BRINGING OUR CITY VISION TO LIFE

Surplus School Sites Community Meeting: First Place Program

January 22, 2013

PROGRAM BACKGROUND

About First Place:

- The First Place Home Ownership Program is a City of Edmonton program that gives home buyers who have never before owned property in Alberta the opportunity to purchase their first home.
- It transforms undeveloped building sites into housing options for first-time homebuyers by offering deferred land payments and reduced CHMC insurance mortgage rates.
- The City is growing and needs to offer moderately priced housing to retain and attract young skilled workers to Edmonton. This unique, made-in-Edmonton program will help address the challenges that hardworking middle income families and individuals experience in being able to purchase their first home.
- By adding new homes tailored specifically for first-time buyers in Edmonton, we will create much-needed housing for working individuals and families struggling to break into Edmonton's market. In most cases, these individual projects will consist of 45 to 75 residential units, depending on size of parcel.
- This program will take advantage of existing services and infrastructure and will help revitalize established neighbourhoods by attracting new families and building new homes.
- The program is important for the City's long-term ability to attract and retain a wide variety of skilled workers such as teachers, nurses, tradespeople, police, fire response, social workers, recent post-secondary graduates and many in the service and health industries.

FIRST PLACE PROGRAM CHRONOLOGY

2006 - Twenty undeveloped building sites become available.

2006 - Council approves First Place Program for these 20 sites.

2008/2009 - Two First Place pilot sites constructed, all units sell out.

2011 - First Place pilot site evaluation occurs. Results and implementation plans shared with Council.

2012 - Public meeting and community design engagement process occurs on three additional First Place sites. Development permit applications follow.

2013 - Construction to begin on three additional sites (Tawa, Caernarvon, and Casselman). Kernohan begins community design engagement process.

2014 - 2018 - Engagement, design and construction of remaining sites.



COMMUNICATIONS

Ongoing Communications

Three ways to stay up to date:

1. Visit the City of Edmonton website: edmonton.ca/FirstPlace and edmonton.ca/surplusschools
2. Subscribe to our newsletter mailing list: via edmonton.ca/FirstPlace or edmonton.ca/surplusschools
3. Talk to your Community Liaison: (see separate handout "Community Liaison Concept")

Additional Communication Initiatives

What you can expect when your site is slated for development in the immediate future?

- Approximately a year before construction begins, the City will notify your Community League, Community Liaison, and residents of the adjacent neighbourhood (via mail-out or advertisement) of the upcoming development.
- Volunteers will be sought to take part in a unique design engagement process with builders before plans for the development are finalized.

MOVING FORWARD

- These developments are aligned with **The Way Ahead**, City Council's strategic direction for the City.
 - The Way Ahead directs Administration to work towards creating a City that:
 - is compact, transit-oriented and pedestrian friendly
 - is vibrant
 - has a mix and variety of neighbourhood housing choices
 - uses existing infrastructure
- These developments are occurring on undeveloped serviced **building sites**. Lands assembled as sports fields and open space will be retained.
- There will be **ongoing information-sharing** between the City and the community via a proposed community liaison group concept.
- Ongoing information about this program will also be made available via our website (edmonton.ca/surplusschools) and our email subscription list.

CONTACT INFORMATION

- If you have any questions or concerns, please email surplusschools@edmonton.ca