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From: **Prabhat Dahal** <[prabhat.dahal@edmonton.ca](mailto:prabhat.dahal@edmonton.ca)>

Date: Fri, Mar 7, 2014 at 8:51 AM

Subject: First Place Liaison Update: Dechene First Place Site

To: David Holehouse <[david.holehouse@edmonton.ca](mailto:david.holehouse@edmonton.ca)>

The City and the builder, Rohit Communities completed the soil test of the Dechene First Place Program site. Test results show problem soils on the site significantly increasing the costs to develop First Place homes on-site. These costs would eliminate the program benefit offered to first time home buyers.

Development of First Place Program homes in Dechene is not practical due to the site's soil conditions. Hence, the City will not be developing homes for first time buyers on this site.

This is the second site where soil conditions have influenced First Place homes development. We discovered Casselman soil conditions at the onset of the design engagement process with community residents. To address the soil issue, we changed the development parcel size from 1.2 to 1.05 ha (10-12 less homes) to avoid the area with problem soils. This experience led to a change in the First Place program's implementation process, which led to soil testing in Dechene before a public meeting with community residents.

The City and new home builders will continue to test soil conditions to confirm site suitability before beginning community engagement activities in each neighbourhood.

Regards,  
Prabhat

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