

First Place Program

Fall & Winter 2017 Program Update

Edmonton

As we approach the holiday season, here is a 2017 end-of-year update from the First Place Program team at the City of Edmonton.



Figure 1: Photographs and rendering showing First Place developments at Larkspur and Kirkness

2018 Schedule

[The 2018 First Place implementation schedule](#) is now available online, and staff are gearing up for community consultations in Skyrattler, Dunluce and Michaels Park neighbourhoods. Dates are still being finalized and will depend on the availability of community residents and builder staff.

Depending on the outcome of the engagement sessions, the City will also be recruiting residents for the design engagement committees for Dunluce and Skyrattler, with the design engagement slated to begin in late 2018 and early 2019.

Construction of new homes are planned to start in [Twin Brooks](#) and [Belle Rive](#), resulting in 42 and 88 townhomes respectively for the first time home buyers.

2018 Implementation Schedule

Program implementation plans will be flexible and adaptive to changing market conditions and available builder capacity. This may result in future changes to the proposed implementation. Each fall proposed scheduling will be reviewed and any changes will be shared with relevant communities.

New Home Builder	Site	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022									
Landmark	Canon Ridge	Completed																			
Rohit	Greenview																				
Rohit	Tawa																				
Landmark	Caernarvon																				
Rohit	Casselman																				
Rohit	Dechene	First Place development will not occur on																			
Landmark	Bears paw	Completed																			
Landmark	Kernohan	Now Selling																			
Rohit	Larkspur	Now selling																			
Rohit	Haddow	Now selling																			
Landmark	Kirkness	Now Selling																			
Landmark	Blue Quill	Now Selling																			
Rohit	Bulyea Heights	Now Selling																			
Landmark	Twin Brooks	Design Engagement Completed						Construction/Sales													
Rohit	Belle Rive	Design Engagement Completed						Construction/Sales													
Landmark	Dunluce					Soil Test		Resiting/Consolidation Review and Design Engagement		Construction/Sales	Construction/Sales										
Landmark	Sifton Park					Soil test		Design Engagement		Construction/Sales	Construction/Sales										
Landmark	Skyrattier					Soil test		Resiting review		Construction/Sales	Construction/Sales										
Rohit	Michaels Park (2 building sites)							Resiting/Consolidation Review		Design Engagement	Construction/Sales		Construction/Sales								
												Construction/Sales									

Figure 2: 2018 Implementation Plan

Design Engagement in 2017

Bulyea Heights Design Engagement

Bulyea Heights design engagement started on December 8, 2016, and completed on April 27, 2017. The design engagement process involved representatives from the Community League, Homeowners Association, nine residents, and an adjacent business owner.



Figure 3: Bulyea Heights Design Engagement meeting

The design engagement resulted in the design of 76 townhomes for the first place home buyers. For details on the design engagement process, including meeting minutes and design options under consideration, please visit the City of Edmonton's [Bulyea Heights First Place Program website](#) and the [Rohit Communities Bulyea Heights First Place website](#).

Twin Brooks First Place Program Design Engagement

Seven community residents, the City, and Landmark Homes participated in the design engagement process that resulted in the design of Twin Brooks First Place program with 42 townhomes.

The construction of the Twin Brooks First Place townhomes is expected to begin this summer, following the development permit approval.

For updates on the status of the design engagement process, including meeting minutes and design options under consideration, please visit [Landmark Homes First Place program page](https://landmarkhomes.ca/twinbrooksfirstplace) or edmonton.ca/twinbrooksfirstplace.

Belle Rive First Place Program Design Engagement

Four community residents, the City and Rohit Communities participated in the design engagement process that resulted in 88 townhomes for the first time home buyers. The engagement process started in May and completed in August. Rohit Communities is preparing for the development permit submission. If approved, the construction is planned for 2018.



Figure 4: Belle Rive Design Engagement meeting and elevation



Unit Type A2 70 Nos
Unit Type B 18 Nos



EDA

BELLE RIVE

PRELIMINARY SITE DEVELOPMENT



Figure 5: Belle Rive site development plan

Construction and Sales Kernohan First Place

Construction of 62 homes in Kernohan is now complete. There are last few remaining units available for first time home buyers.

The show home, located at 3023 151 Avenue, is open from 3-8 p.m. Monday to Thursday, and from 12-5 p.m. on Saturday and Sunday. For information on eligibility requirements and new home pricing, please visit the [Kernohan First Place by Landmark communities website](#).

Larkspur First Place

[Construction and new home sales](#) for the 66 Larkspur First Place townhomes are underway. To date, 46 out of 66 homes have been sold. 39 families have already made Larkspur First Place their first home. Based on the construction of the remaining units, Rohit Communities are planning to complete the project by the end of 2018 or spring 2019.

The show home is open from 3-8 p.m. Monday to Thursday, and from 12-5 p.m. on Saturday and Sunday. For information on eligibility requirements and new home pricing, please visit the [Larkspur First Place by Rohit communities website](#).



Figure 6: Larkspur First Place Homes

Haddow First Place

[Construction and new home sales](#) for the 38 Haddow First Place townhomes is underway. To date, 29 out of 38 homes have been sold. Sales and construction are planned to complete by spring-summer 2018.

The show home is open from 3-8 p.m. Monday to Thursday, and from 12-5 p.m. on Saturday and Sunday. For information on eligibility requirements and new home pricing, please visit the [Haddow First Place by Rohit communities website](#).

For more information on the Haddow First Place program, please visit the City's [Haddow First Place webpage](#).



Figure 7: Haddow First Place Homes

Blue Quill First Place

Construction and sales of 63 First Place townhomes is now underway.

For detailed updates on the status of the development process, including safety guidelines, site servicing, construction and new home sales, please visit the [Landmark Homes Blue Quill First Place website](#).

The show home, located at 215 Saddleback Road is open from 3-8 p.m. Monday to Thursday, and from 12-5 p.m. on Saturday and Sunday. For information on eligibility requirements and new home pricing, please visit the [Blue Quill First Place by Landmark communities website](#).



Figure 8: Front elevation of Blue Quill First Place

Bulyea Heights First Place

Building construction and sales of 76 townhomes has started at Bulyea Heights Landing as the major site servicing work is wrapping up.

[Safety plan](#) is in place to manage the construction traffic along with the offsite foot traffic. Reclamation of the borrow pit area to the west of the current site will be completed by Summer 2018 depending on the the park development outline plan.

The show home, located at #3, 2121 Haddow Drive is open from 3-8 p.m. Monday to Thursday, and from 12-5 p.m. on Saturday and Sunday. For information on eligibility requirements and new home pricing, please visit the [Bulyea Heights Landing by Rohit communities website](#).

Kirkness First Place- Construction Update

Construction and new home sales for the 73 Kirkness First Place townhomes is underway.

The show home is open from 3-8 p.m. Monday to Thursday and from 12-5 p.m. on Saturday, Sunday and holidays. The show home is located at 3023 - 151 Avenue NW. For information on eligibility requirements and new home pricing, please visit the [Kirkness First Place by Landmark Homes website](#).



Figure 9: Kirkness show home and interior photographs

Role of Liaisons

If you are receiving this email, it is because you have volunteered to be a liaison for First Place program sites and have offered to help us share this information with your neighbours. If you have questions about being a liaison or wish to be removed from our mailing lists, please e-mail at firstplace@edmonton.ca.

First Place Program Recap

City Council approved the First Place program in November 2006, allowing for the construction of homes for first-time buyers on 20 vacant school sites. The program addresses a recognized need for more entry-level housing in Edmonton, and continues to meet the needs of young families today.

The First Place program creates homes that are within reach of first-time buyers because the land cost is deferred for five years. Homes must be owner-occupied during that time period (i.e. no rentals). The townhome developments tend to attract recent post-secondary graduates and young professionals who grew up in or near to these new building sites.

More information

More information on the program and eligibility is available on the City website under [First Place Program](#).