



Share your feedback on location options for the First Place Program in **Michaels Park.**

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About the **First Place Program**

The First Place Program defers homeowners' cost of land, allowing them to repay this cost to the City after five years, which lowers their mortgage payments.

The homes are market-priced and built in established neighbourhoods by the City's professional build partners, Rohit Communities and Landmark Homes.

The program is City Council approved.



Larkspur
Landing
First Place
Development,
Rohit
Communities



Bearspaw
Crossing
First Place
Development,
Landmark
Homes

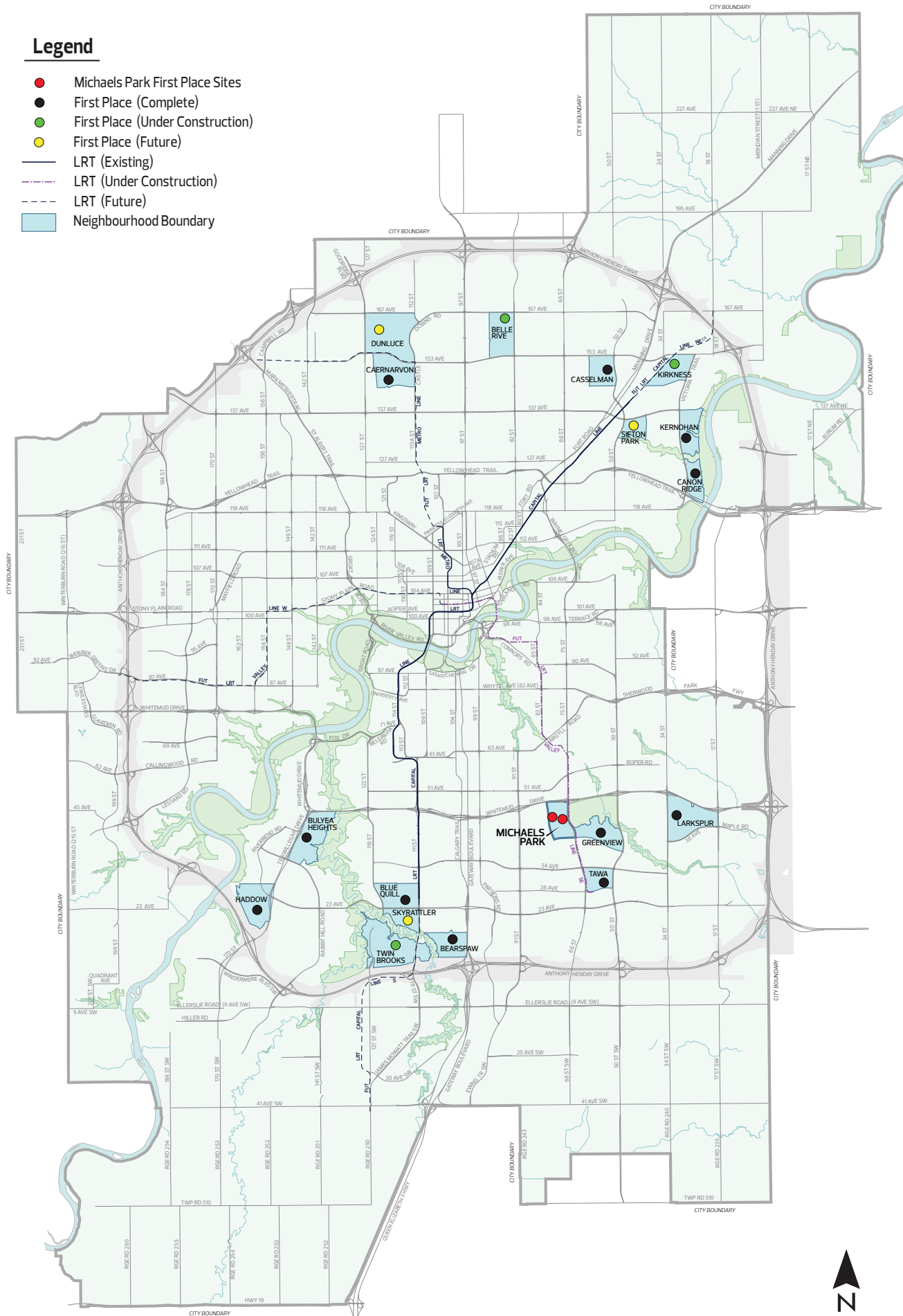
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First Place Program Sites



Map compiled by: Land Development - Real Estate
 Note: This information is provided for reference purposes only.
 Precise location of surplus school building envelope within the vacant school site to be confirmed.

The City of Edmonton disclaims any liability for the use of this map.
 No reproduction of this map, in whole or in part, is permitted without express written consent of Financial and Corporate Services, City of Edmonton.

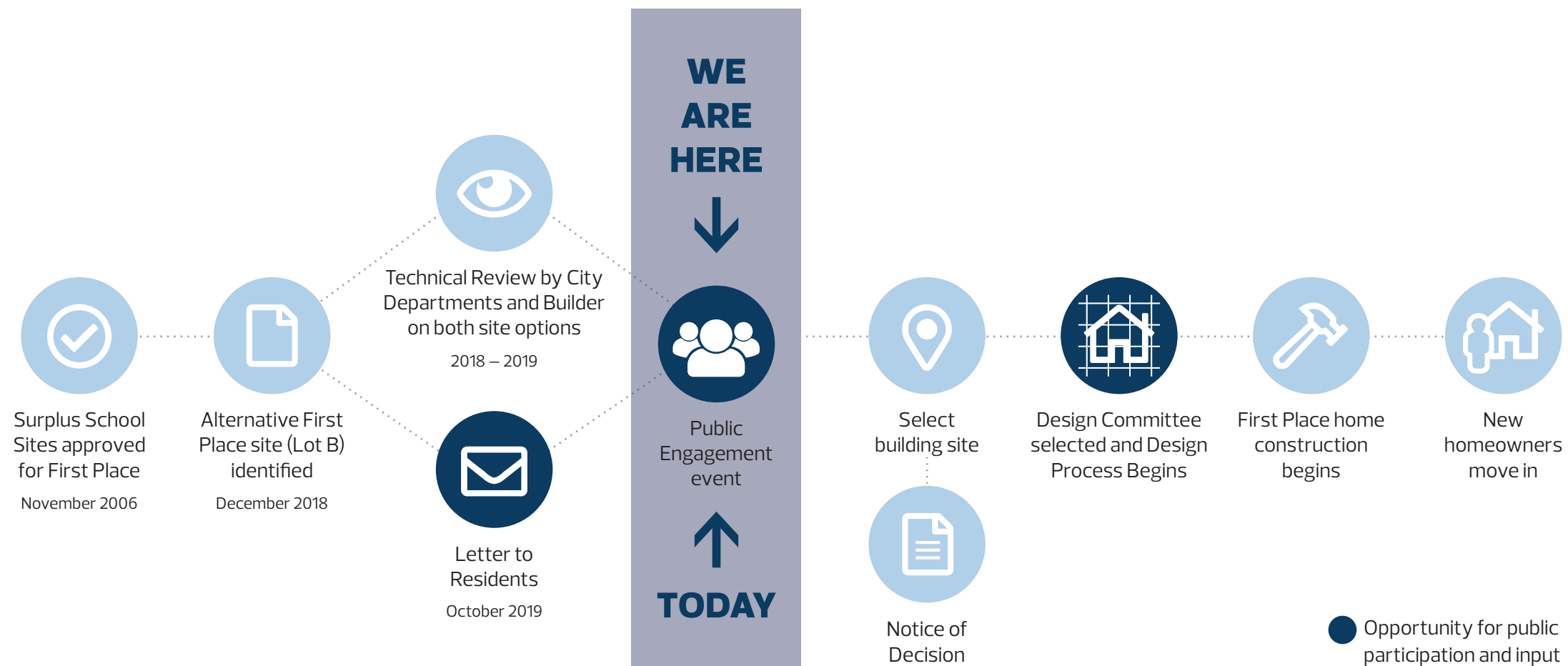
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Michaels Park First Place Development Process



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What will be considered to help inform the site decision?

Administration's decision on the building site location will be selected based on the following considerations:

Community Input

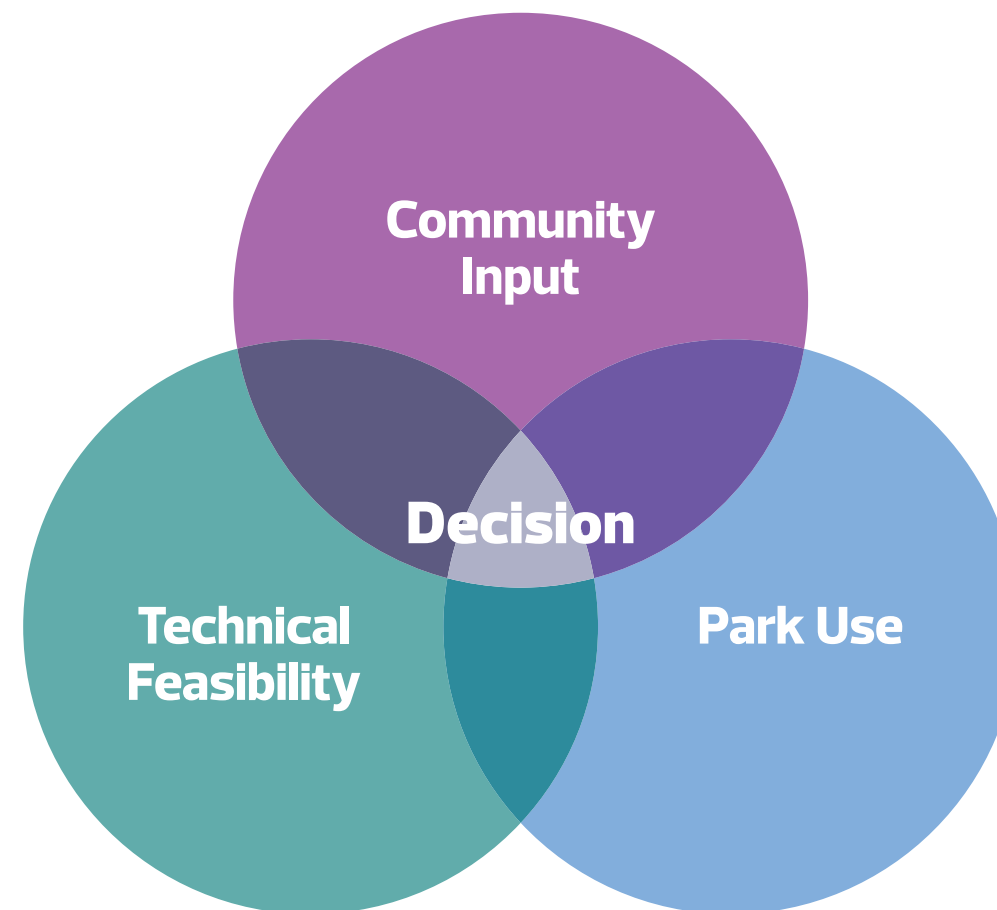
- + Community preferences about the site location options

Technical Feasibility

- + Technical information, including land and infrastructure impacts

Park Use

- + Overall impact to park use of each site option. Replacement of removed fields will be determined by a needs assessment and available funding.



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Both site options...

- + Are zoned for townhouse development.
- + Will have approximately 100 townhouse units.
- + Will use the same amount of space for development (approximately 1.9 hectares).
- + Leave 80% of the total park area.



We are looking for your input into which option will work best for your community.

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First Place Program 'Split' Building Site: Option 1



Features

- + Townhouse units are in two areas (Lots A and C).
- + Two development locations results in higher construction disturbance to community.
- + Less overall impact to the more frequently booked sports fields.
- + Temporary soccer field 5 and temporary diamond teaching station 4 will not be replaced.
- + Park access remains, but is reduced, from both Millbourne Road and 76 Street.

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First Place Program

'Consolidated' Building Site: Option 2



Features

- + Townhouse units are consolidated in one area
- + Single consolidated site results in lower construction disturbance to community.
- + Soccer field 1, soccer field 2, and baseball diamond 2 will be removed but may be replaced if necessary. Replacement of removed fields will be determined by a needs assessment and available funding.
- + Park access remains from Millbourne Road. Park access from 76 Street is limited.
- + Community support is required for Option 2 'Consolidated' site to be selected.

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'Consolidated' Building Site: Option 2

Possible Permanent Sports Fields Relocation



Pink: removed sports fields

Green: remaining sports fields

Turquoise: possible sports fields locations

Red: First Place Program housing sites

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Which building site option do **you prefer?**

Strongly Prefer Option 1 (Split)	Slightly Prefer Option 1 (Split)	No Preference	Slightly Prefer Option 2 (Consolidated)	Strongly Prefer Option 2 (Consolidated)

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Tell us more about why you chose this option. Add your comments:

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How do you currently use **Michaels Park** open space?

Please provide your comments on the map.



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