



Blatchford



More
Life



Yes, Blatchford is a statement.

It's a statement about putting life first when developing a community. It's the beginning of a new way to live on 536 acres in the heart of Edmonton. There will never be another opportunity quite like Blatchford—with 30,000 residents all living sustainably together this close to the core of the city.



Vision

Blatchford will be home to up to 30,000 Edmontonians living, working and learning in a sustainable community that uses 100% renewable energy, is carbon neutral, significantly reduces its ecological footprint, and empowers residents to pursue a range of sustainable lifestyle choices.

History & Legacy

The Blatchford site has been important to the story of Edmonton for almost a century. As one of the first airports in Canada, the site played a key role in transforming Edmonton into a leading city.

Blatchford is one of the most significant historical locations in Edmonton and will recognize the important legacy of the airport while looking forward to its exciting future.





A place to live and a way to live.

Walking friendly.

Bike friendly.

Public transportation friendly.

Local shops.

Parks and green spaces.

Architecturally designed homes.

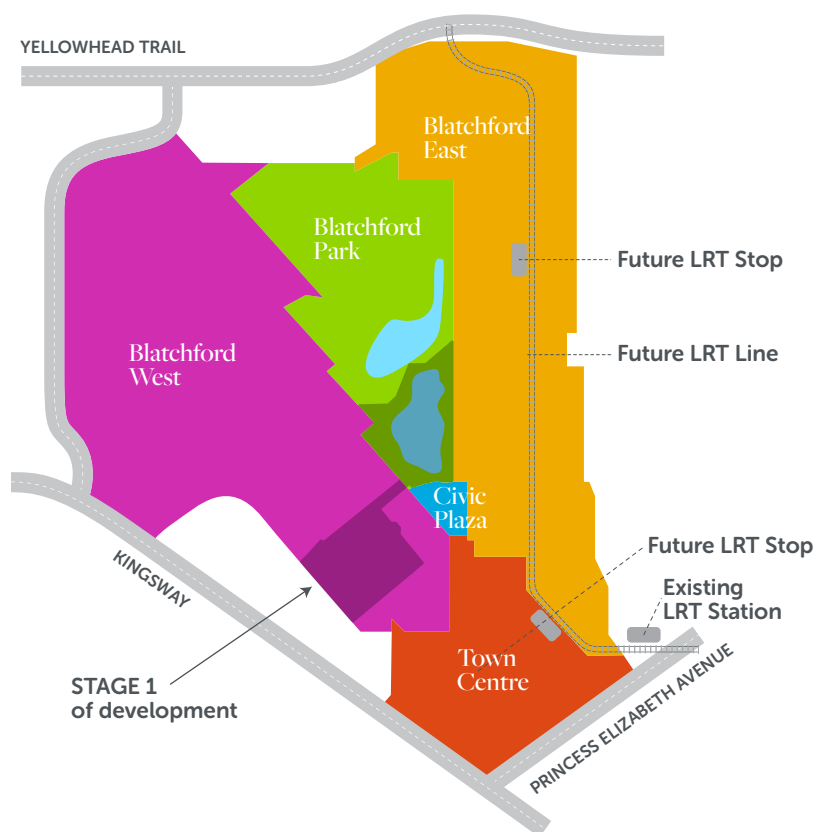
As sustainable as it gets.

Nothing will be standard,
ordinary or typical in Blatchford.
If there is a way to design
something with more *life* in mind,
that's how the community
is being built.

Community Overview

You can live a good life in an ordinary neighbourhood. But Blatchford isn't about living an ordinary life. Blatchford is about living an extraordinary life.

The community will be made up of two residential areas, a town centre packed full of life, a community civic plaza, an 80-acre central park, and plenty of additional green space throughout the neighbourhood.





Blatchford West

Blatchford West will be the first chance to live the Blatchford life. With 6,000 townhomes and mid-rise condos and apartments, it will be the first time this type of vibrant, dynamic, urban lifestyle has been available in Edmonton. There will be homes suitable for everyone from young families to professionals to empty nesters.





Blatchford Park

Blatchford Park provides the best of both worlds: colourful, character-filled, lively urban living next to a giant park filled with plenty of green space, trees, wetlands, extensive trails, and two large ponds. The park will be a true destination for festivals and events, walking, bike-riding, skating, cross-country skiing and tobogganing.





Blatchford Town Centre

As the 'downtown' of Blatchford, the Town Centre will be its own destination with lively streets, an LRT station and plenty of shops and services.

Plus, over 1,000 condos and apartments planned in the Town Centre will provide the opportunity for residents to truly live among it all. The services and amenities offered in the Town Centre will provide all Blatchford residents the opportunity to meet the majority of their daily needs without ever having to leave their own neighbourhood.





Blatchford East

Blatchford East will have 4,000 townhomes and apartments. Character-filled streets will provide residents with many opportunities to live more of those moments that truly make life worth living.

And with the LRT running through Blatchford East, residents will be able to easily connect to the rest of Edmonton.





Blatchford Civic Plaza

Blatchford Civic Plaza is where the entire community comes together. It will be the heart of Blatchford. The plaza will be a large gathering space where festivals and markets are held, where friends meet, and where community is built.





Homes

Architecturally crafted homes in the heart of Edmonton

No part of life in Blatchford will be standard and that includes the architecture. All the homes will be condos, apartments or townhomes with a contemporary esthetic and an emphasis on creative and innovative design solutions that are forward-thinking, high-quality, timeless and sustainable.

The homes in Blatchford will look and feel like the philosophy behind the entire community. Because Blatchford is about creating a high-density sustainable neighbourhood, it will be the first community in Edmonton with no single-detached homes.

Green homes

The homes will be some of the greenest in Canada. To decrease the amount of energy needed to run a home, builders will construct energy-efficient buildings that incorporate green features like increased insulation, energy-efficient lighting and appliances, and windows oriented to capture the heat of the sun.

Water usage in and around the homes will also be better managed through the use of low flow fixtures, rainwater capture systems and appropriate landscaping.

For homeowners, this means less energy and water usage, healthier indoor air quality, more durable construction and contributing to a more sustainable Edmonton.



Stage One Details



Blatchford West homes will be for the pioneers — those who want to be the first to live this kind of urban lifestyle in Edmonton. The first stage will see approximately 250 modern, innovative townhomes and low to mid-rise condos and apartments built.



Stage One Plan

12

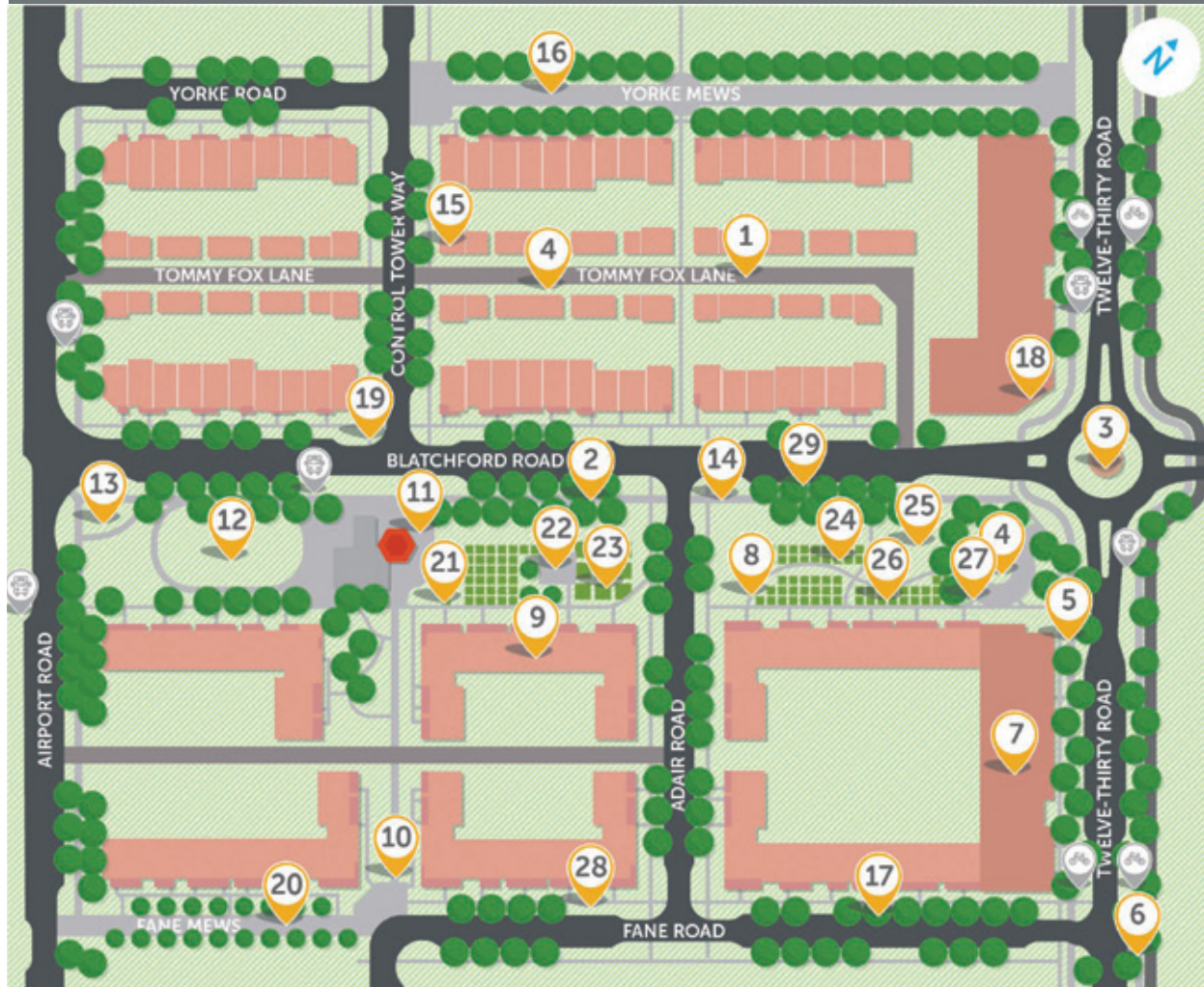
Summer lawn and event area/winter skating area

16

Townhomes along Yorke Mews Walkway will have a unique front yard that faces onto a shared walkway.

18

A mixed-use development creates a vibrant street life and provides residents with amenities right in the community.



Bike Lane



Bus Stop

- 1 Landscaped Lane
- 2 Bioswale
- 3 Heritage Feature
- 4 Twelve-Thirty Plaza
- 5 Separated Bike Lane
- 6 Walk and Cycle Route to LRT
- 7 Mixed-use Buildings
- 8 Community Gardens
- 9 Townhouses
- 10 Mid-block Walkways
- 11 Control Tower
- 12 Summer Lawn & Event Area/ Winter Skating Area
- 13 Pedestrian Gateway
- 14 Urban Walking Trail
- 15 Garage Suites
- 16 Yorke Mews Walkway
- 17 Tree Planting Cells
- 18 Local Shops
- 19 Custom Street Signs
- 20 Fane Mews Walkway
- 21 Garden Rainwater Collector
- 22 Community Firepit and Warming Hut
- 23 Fruit Orchard
- 24 Garden Sculpture
- 25 Playground
- 26 Children's Garden
- 27 Recycled Runway Benches
- 28 Front Porches
- 29 Tree-lined Streets

Sustainability

The most sustainable places are those that:

are compact
with a variety of
housing types

have a mix of
retail, residential
and commercial
buildings for
their residents

create the
opportunity for
people of all ages
and abilities to walk,
cycle or take transit
as part of their
daily lives

create public
spaces that
promote people's
happiness and
wellbeing

provide open
and green spaces

Blatchford uses proven
community design principles
to create a neighbourhood
that protects our environment
and makes our communities
more attractive, healthier and
economically prosperous.



Streets for People

Blatchford will be designed to accommodate all modes of transportation, but what makes Blatchford unique is that it will be focused on pedestrians first.

A mix of high-quality urban design elements will make walking, cycling and public transit the easy and natural transportation choices for those living and working in the community.

Pedestrian comfort and safety will be prioritized through custom-designed streets, sidewalks and boulevards.

Transit will be fully integrated into the community, with stops and stations located at key activity centres. Two LRT stops planned right in the community will connect Blatchford to the rest of Edmonton.

In addition to the environmental benefit of reduced vehicle usage, a walkable community means healthier people and safer streets.



Places for people

A sustainable community also enhances well-being and social interaction. Gathering spots will be carefully designed to create spaces and places for people to connect. Great urban design will emphasize connectivity, generous open space allocation and a mixed-use approach to development.

Blatchford will be a community where residents are closer to the things they need on a day to day basis. Amenities like restaurants and coffee shops will all be within walking distance of residential areas and linked with pedestrian and cycling facilities.





Water is life.

We know that clean water sustains healthy people and ecosystems. Blatchford will use a variety of strategies to minimize the community's impact on our water system.

Blatchford is using a combination of low impact development features like bioswales, rain gardens and wetlands to manage runoff and to use nature to clean the water before it hits our river.

Many of these areas will also provide micro-habitats where plants, trees and birds can thrive, adding more green space and biodiversity.

Parks and open spaces will be landscaped primarily with native and drought-resistant species, mitigating the need for irrigation. Agricultural and ornamental landscaping will be watered through on-site rainwater capture and reuse.

Energy

1

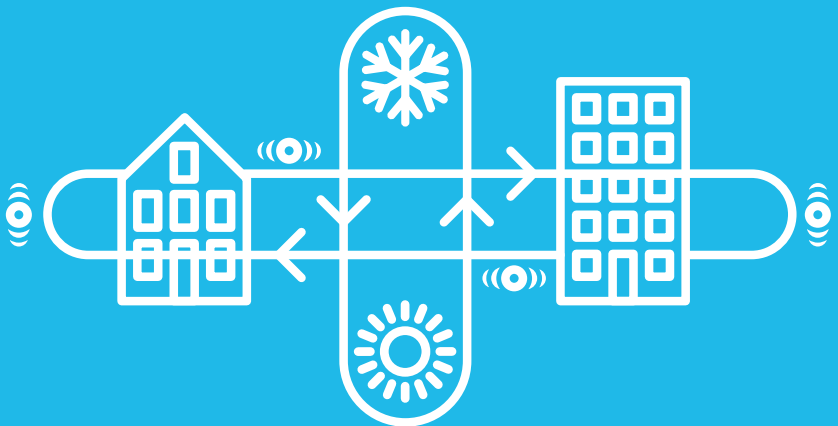
Build energy-efficient buildings to reduce the amount of energy needed for heating, cooling (air conditioning) and hot water.



2

Make sure the energy you need is used efficiently by using a District Energy Sharing System (DESS).

Very simply, a DESS allows the same unit of energy to be re-used multiple times between buildings and between seasons.

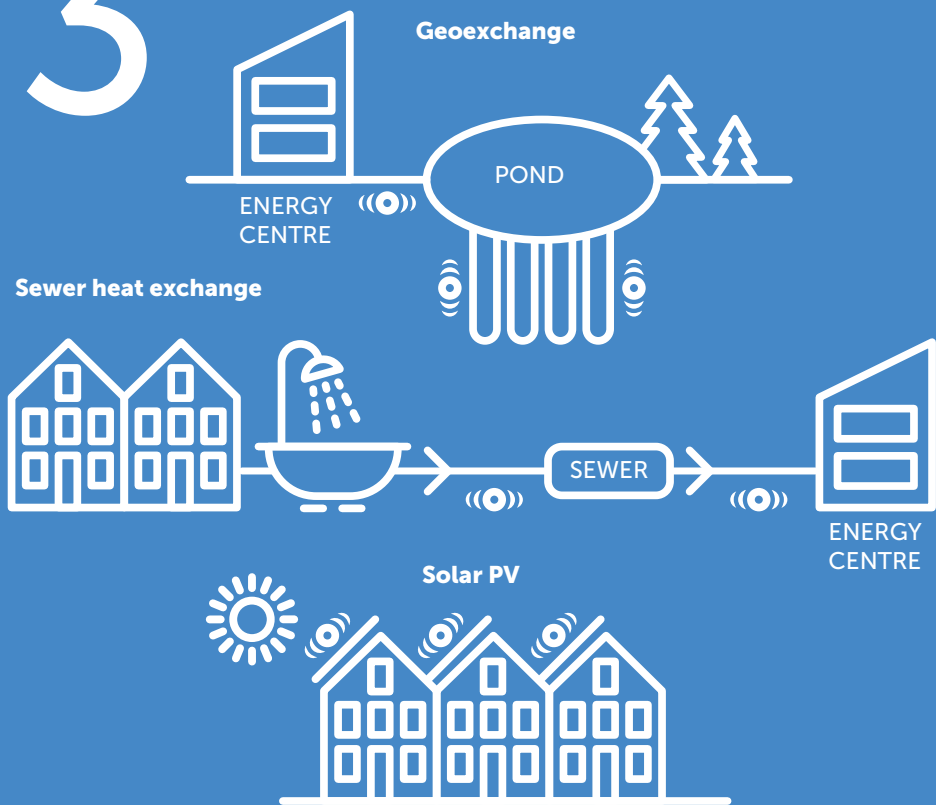


How Blatchford manages energy will be critical to achieving our sustainability goals. As the community develops, we will continually examine new ways to ensure community energy resiliency.

As a first step toward reducing greenhouse gas emissions, Blatchford has adopted a three stage strategy to provide heating, cooling and hot water for homes and businesses in the community.

3

Use renewable energy sources with the DESS.





Green Spaces

Urban Agriculture

Blatchford recognizes the important role food and urban agriculture will play in the community — not only increasing sustainability, but also increasing the quality-of-life for people living in Blatchford. Community gardens, fruit tree orchards, edible landscaping and flower gardens will be located throughout the neighbourhood. Building roofs may also be used as green roofs, gardens or for private or shared patios.

Parks

More life means connecting more to nature. With more than double the amount of green space typically devoted to a development (121 acres of parks and open spaces total), residents will have opportunities to walk, picnic and relax throughout Blatchford.

In addition to the over 80-acre central park, smaller parks will be located throughout the community. These green spaces will have amenities like community gardens, playgrounds and plazas.

Life in Blatchford is about more.

It's about more of the things people love in one place. Parks to picnic in, bike lanes to cycle, and lively street fronts to stroll. Walk from a coffee shop to a restaurant to the grocery store. And back home again. Live an entire life within a bustling urban neighbourhood. Or hop on the train to easily connect to everything on Blatchford's doorstep. The Blatchford life is about doing more of what you enjoy, more easily and more often.

Stay Connected!

Find out more about Blatchford at BlatchfordEdmonton.ca.



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