



The future of urban living.



Blatchford



Contact

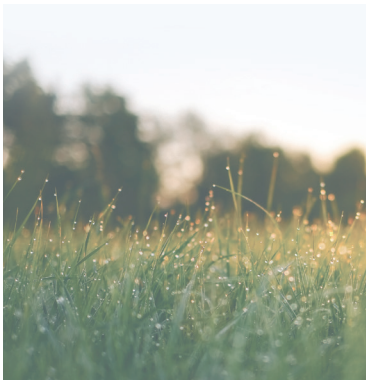
Cheryl Mitchell
Director, Marketing & Sales, Blatchford
587-987-1295
blatchfordbuilders@edmonton.ca

Blatchford
13th floor, Edmonton Tower
10111-104 Avenue
Edmonton, AB T5J 0J4

Welcome to Blatchford

Located minutes from the downtown core, Blatchford combines the best of urban living with local neighbourhood charm. This master planned community connects homes with shops, great parks, walkable streets and community amenities. By combining the best of 'people-first' design principles with leading sustainability practices, Blatchford will offer home buyers a truly unique lifestyle experience not available anywhere else in our city.

With over 20 years of development opportunities ahead, Blatchford is seeking a condo townhouse builder to join our builder group.



Community 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.

Location. Location. Location.

Over 500 acres of developable land located in the core of a city is a once-in-a-lifetime opportunity. Blatchford provides home builders the chance to offer new construction homes in a centrally located community. From first time buyers to downsizers, and everyone in between, Blatchford checks all the 'best neighbourhood' boxes.



Amenities

Within 1 KM Radius of Stage One of the Community

- 1 Canadian Tire
- 2 Kingsway Centre (Superstore, Starbucks and more)
- 3 NAIT
- 4 Airways Park
- 5 Kingsway Mall

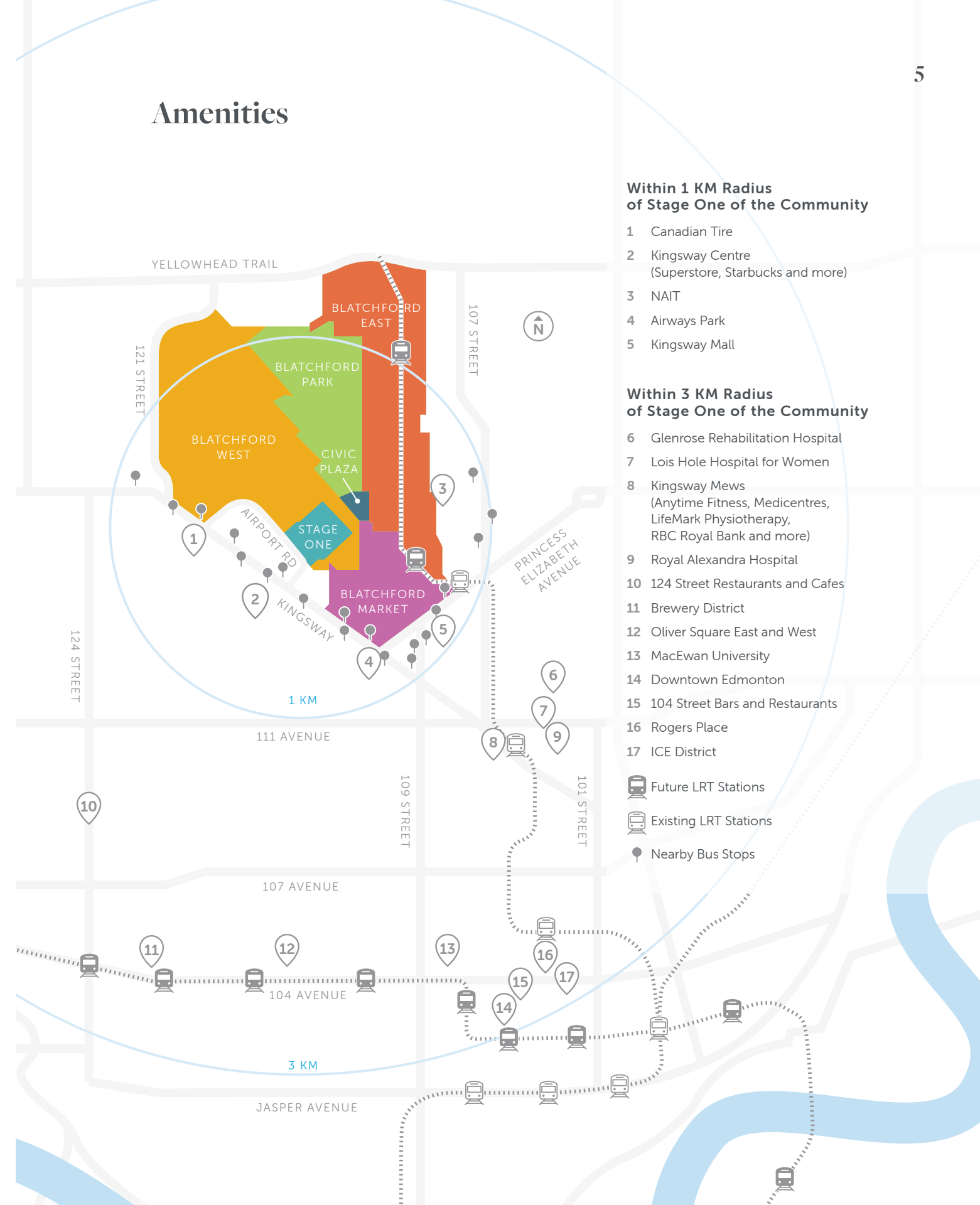
Within 3 KM Radius of Stage One of the Community

- 6 Glenrose Rehabilitation Hospital
- 7 Lois Hole Hospital for Women
- 8 Kingsway Mews (Anytime Fitness, Medicentres, LifeMark Physiotherapy, RBC Royal Bank and more)
- 9 Royal Alexandra Hospital
- 10 124 Street Restaurants and Cafes
- 11 Brewery District
- 12 Oliver Square East and West
- 13 MacEwan University
- 14 Downtown Edmonton
- 15 104 Street Bars and Restaurants
- 16 Rogers Place
- 17 ICE District

 Future LRT Stations

 Existing LRT Stations

 Nearby Bus Stops



A City Within a City

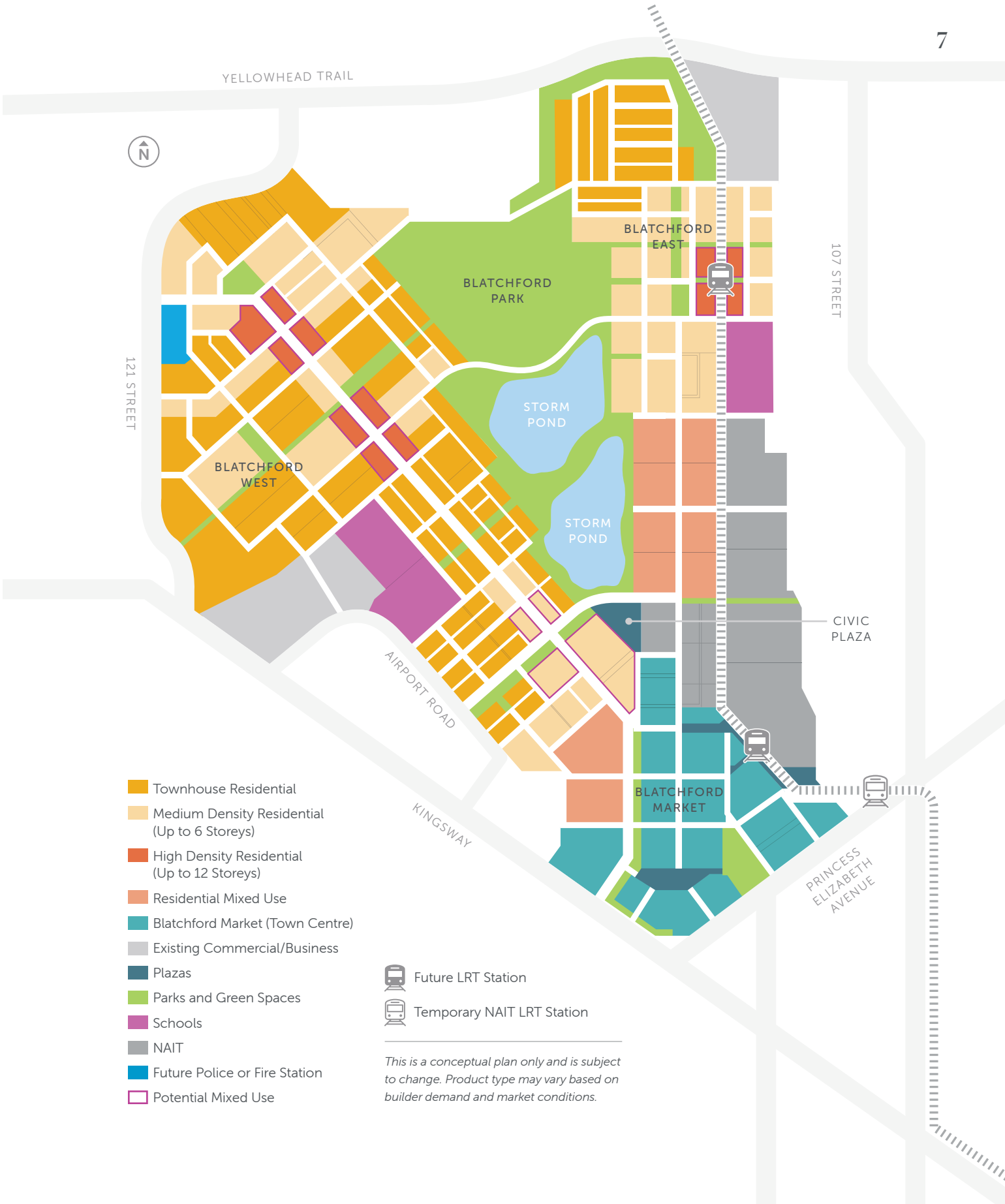
While Blatchford will be well connected to the surrounding neighbourhoods and downtown, it is also being built in a way that will give residents the chance to meet their daily needs right in the community. When fully developed, Blatchford will have over 80 acres of parks and green spaces, four school sites including NAIT, a vibrant town centre, multiple public plaza spaces and more.



Community Plan

We think Edmonton neighbourhoods have a lot to offer. Blatchford just offers it all. The top ranking characteristics and amenities that home buyers are looking for in a neighbourhood are part of our community's DNA:

- Walkability
- Parks
- Pathways
- Local shops
- Transit
- Vibrant main streets
- Schools



The Opportunity

Being first has its perks. With 20+ years of development opportunities ahead of us, being selected as one of our first home builders means your company will be first at the table for ongoing opportunities.

Blatchford is currently seeking a condo townhouse builder for three condo townhouse parcels in our first stage of development.



Stage One

The first stage in Blatchford is for the pioneers. It's for builders who share our exciting vision and for residents who can't wait to be the first to live this kind of urban lifestyle in Edmonton. The first stage will include modern townhomes and low-rise to mid-rise condos and apartments.

All stage one sites are fully serviced and ready for development. Blatchford has its own custom zoning in place with all three of the parcels for sale zoned Blatchford Row Housing (BRH). For details on site coverage, setbacks and height restrictions, visit section 997.8 in the zoning bylaw.





Parcel I

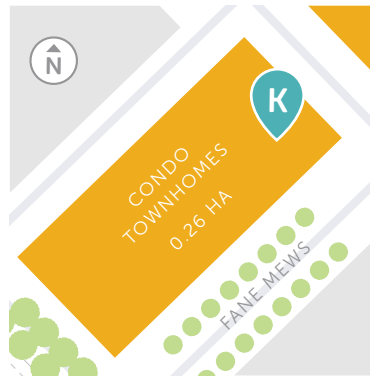
Total Parcel Size: 0.22 ha
Total Frontage: 62.86 m
Asking Price: \$941,700

Zoning Highlights:

- Fronts onto a Blatchford Park (BP) lot
- Front setback: 2.0 m minimum and 3.0 m maximum
- Height: 7.0 m minimum and 15.0 m maximum (additional height allowed because the parcel is fronting onto a park)
- Maximum site coverage: 50%
- Vehicle access from lane
- Reduced parking standards - refer to Section 4m of 997.8 of the Zoning Bylaw

Streetscape Features:

- Fronting onto linear park and backing onto a standard 6.0 m alley
- Linear park: 27.5 m wide park space with 1.5 m separate walk along property line
- Linear park features include winter skating/summer event area, community gardens, playground, fruit orchard, and a pedestrian/bike walkway



Parcel K

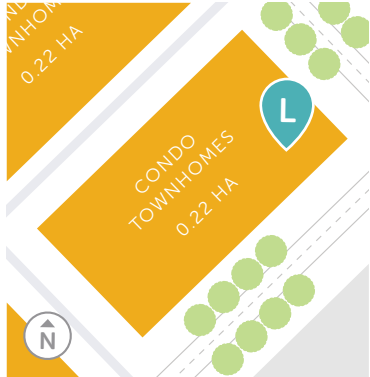
Total Parcel Size: 0.26 ha
Total Frontage: 72.95 m
Asking Price: \$1,130,900

Zoning Highlights:

- Fronts onto a Primary Quiet (PQ) street (Fane Mews)
- Front setback: 2.0 m minimum and 3.0 m maximum
- Height: 7.0 m minimum and 12.0 m maximum
- Maximum site coverage: 50%
- Vehicle access from lane
- Reduced parking standards - refer to Section 4m of 997.8 of the Zoning Bylaw

Streetscape Features:

- Fronting onto Fane Mews (non-vehicular street) and backing onto a standard 6.0 m alley
- Fane Mews includes a 12.0 m ROW, with a 6.0 m pedestrian walkway and 3.0 m tree lined boulevard



Parcel L

Total Parcel Size: 0.22 ha
Total Frontage: 62.86 m
Asking Price: \$941,700

Zoning Highlights:

- Fronts onto a Primary Quiet (PQ) street (Fane Road)
- Front setback: 2.0 m minimum and 3.0 m maximum
- Height: 7.0 m minimum and 12.0 m maximum
- Maximum site coverage: 50%
- Vehicle access from lane
- Reduced parking standards - refer to Section 4m of 997.8 of the Zoning Bylaw

Streetscape Features:

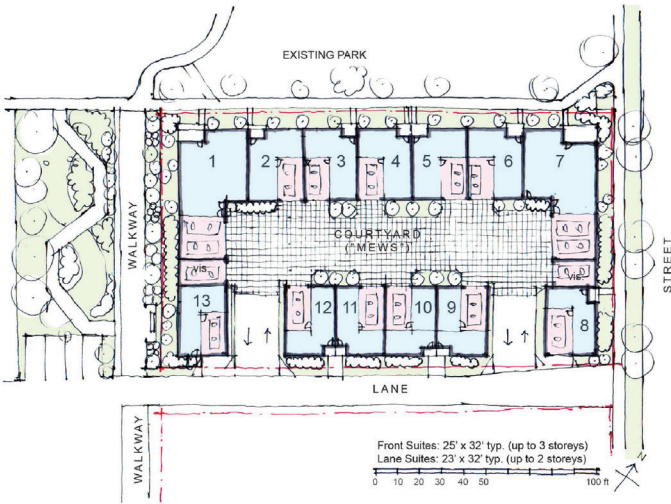
- Fronting onto Fane Road and backing onto a standard 6.0 m alley
- Fane Road includes a 17.0 m ROW, with a 9.0 m carriageway and tree lined boulevard with separate 1.5 m walk



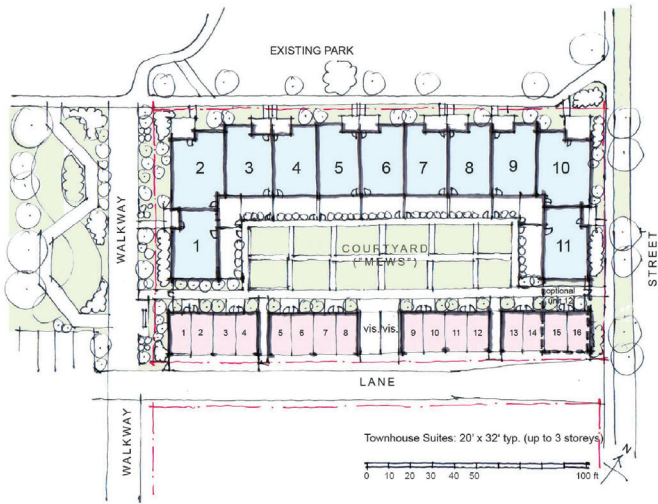
Sample Building Layouts

While the building site layout is up to the builder (subject to zoning), here are a few examples of potential layouts.

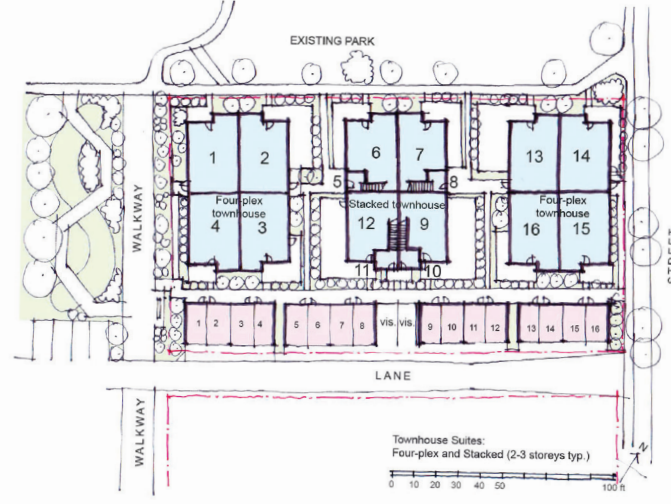
Parcel I Concept 1



Parcel I Concept 2



Parcel I Concept 3

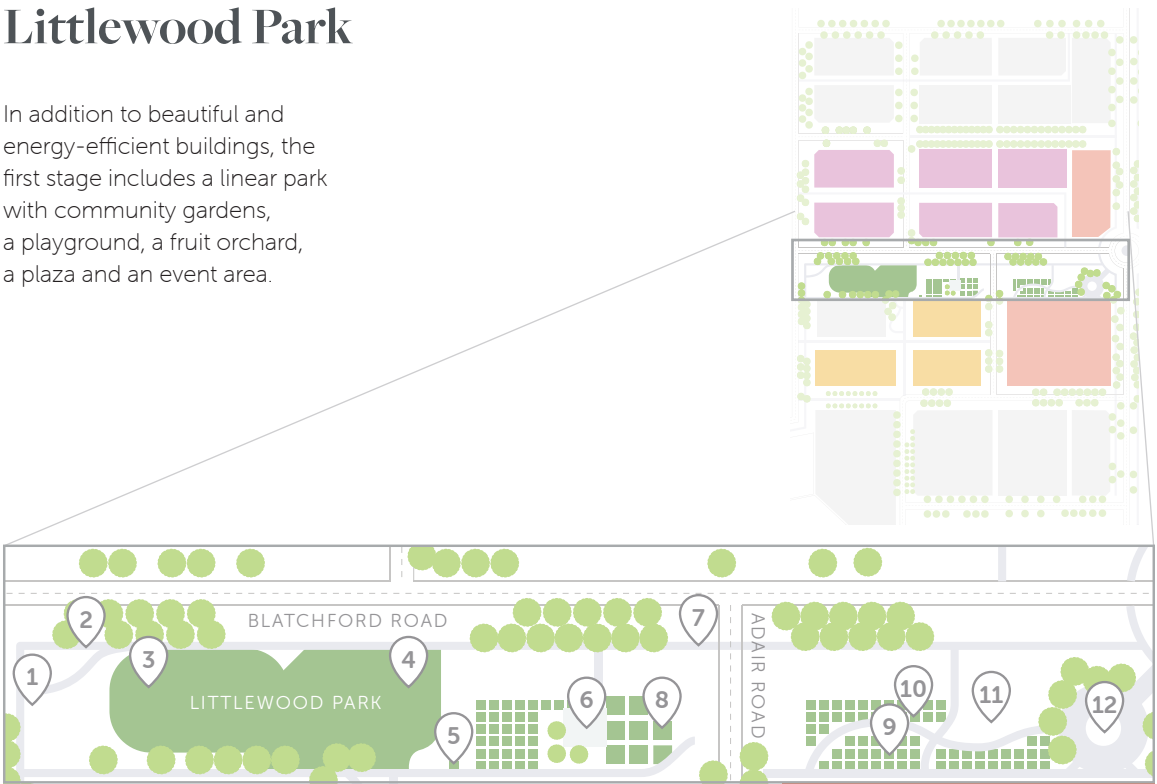


Parcel I Concept Illustration



Littlewood Park

In addition to beautiful and energy-efficient buildings, the first stage includes a linear park with community gardens, a playground, a fruit orchard, a plaza and an event area.



- 1 Pedestrian Gateway
- 2 Custom Sidewalks
- 3 Skating Area and Summer Lawn/Event Area
- 4 Control Tower
- 5 Garden Rainwater Collector
- 6 Community Fire Pit and Warming Hut
- 7 Rain Gardens and Bioswales
- 8 Fruit Orchard
- 9 Community Gardens
- 10 Garden Art
- 11 Playground
- 12 Twelve-Thirty Plaza



Building in Blatchford

Green Building Codes

Our Green Building Codes ensure buildings within the community meet the Blatchford vision for energy conservation and sustainability. The codes address building envelope design and construction, energy systems and other sustainable building features such as energy-efficient appliances, water conserving fixtures, air quality and construction waste.

The codes consist of prescriptive requirements, which are straightforward and are easily reviewed and measured during building design and construction. The requirements were developed to specifically account for the Edmonton and Blatchford context, including climate, local building practices, urban design and architectural objectives for the neighbourhood, and the overall sustainability goals for Blatchford.



Architectural and Urban Design

Our Architectural and Urban Design Guidelines help guide the building design in Blatchford with an intent to ensure consistently high-quality architectural design. The guidelines are primarily principle-based rather than strictly prescriptive. This allows home builders the flexibility for creative design while achieving and maintaining a high level of quality and continuity throughout the community. The guidelines emphasize the relationship between buildings and public spaces (streets, walkways, parks, plazas, etc.) to ensure the buildings contribute to establishing Blatchford as an urban, walkable neighbourhood.



Our builder partners share our vision for people-first design, high architectural standards and energy-efficient buildings. In order to meet our exciting vision for the community, we have to do things differently, so we work closely with our builders to ensure they have the support and information they need to succeed.

District Energy Sharing System

Blatchford’s goal is to be carbon-neutral and use 100% renewable energy. To help achieve this goal, Blatchford Renewable Energy, a new City of Edmonton utility, is providing the energy for heating, cooling and hot water services to homes and businesses in the community. The neighbourhood District Energy Sharing System uses geoexchange, solar and other sustainable energy sources to provide reliable and affordable services to their customers.

Since Blatchford buildings will use renewable district energy for heating and cooling, they will not need to be equipped with traditional natural gas based mechanical systems like furnaces, hot water heaters, chillers or boilers.

While district energy technology is used around the world and is proven to be reliable and efficient, we know working with the equipment may be new to some home builders. Enjoy peace of mind as Blatchford Renewable Energy will design, construct, operate and maintain the District Energy Sharing System, including the central mechanical room equipment in your building.



Be a Part of our Community

Blatchford is a statement about putting life first when developing a community. Whether it means putting emphasis on a more active life or a more sustainable life, we refuse to believe the only way to create a neighbourhood is by maintaining the status quo. Blatchford has ambitious goals to create an amenity rich, custom designed community that is highly walkable, transit-oriented and environmentally friendly. To accomplish these goals, we need builders who are looking to build differently.



Contact us at blatchfordbuilders@edmonton.ca to find out more about how to be a part of this once-in-a-lifetime opportunity.



Blatchford

blatchford.ca