

Business Case Goals

Table 1: Blatchford business case goals and status

Goal	Implementation	Incorporated into community planning, design, & construction
Green construction	Hard surfaces, such as the runways, will be ground up to create material for road construction.	✓
	A hill in the park will use the earth dug out to create the stormwater ponds.	✓
	Construction and demolition waste from the site will be recycled at the City's waste management facility.	✓
	Installing LED lighting along roads and in public spaces and by designing for dark skies where appropriate.	✓
Green building standards	Builders will be given standards for power, heat and water use, and the buildings will be designed and operated to achieve these targets.	✓
	Builders will also be given criteria to reduce their waste and recycle as much as possible.	✓
Drainage and water	Combination of low impact design, furrows, special infiltration zones and stormwater ponds will slow down and capture water runoff on Blatchford, and improve the water quality before it is discharged to the river.	✓
	Provide micro-habitats where plants and trees can thrive, adding more green space and biodiversity.	✓
Water conservation and reuse	Parks and open spaces will be landscaped primarily with native and drought-resistant species, mitigating the need for irrigation.	✓
	Agricultural and ornamental plantings will be watered through onsite rainwater capture and reuse as well as stormwater reuse.	✓
	Blatchford buildings will use low-flow fixtures	✓

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	and appliances to minimize water use.	
	Provincial building code does not allow for grey water reuse. The Blatchford Project Office will seek amendments to building regulations for grey water reuse systems in buildings.	No The Blatchford office is still investigating the possibility of requiring builders to incorporate grey water reuse systems.
Energy	Implementation of Blatchford Energy Strategy	✓
	Development and operation of a District Energy Sharing System	✓
Transportation, transit and people	Pedestrian comfort and safety will be prioritized through custom-designed streets, sidewalks and boulevards.	✓
	Key destinations and activity centres, such as schools, parks, restaurants and stores, will be within walking distance of residential areas and linked with pedestrian and cycling facilities.	✓
	Transit will be fully integrated into the community, with stops and stations located at activity centres.	✓
	LRT will connect the community within minutes of downtown and link the city's post secondary schools	✓
Reducing greenhouse gas emissions	Reduce average Edmontonian emissions from 24 tonnes of greenhouse gases per year to 5 tonnes/per person/year	Underway The District Energy Sharing System coupled with the energy efficient housing already reduces greenhouse gas emissions from the existing homes by 75%. Developing a community sustainability reporting framework is underway to

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		ensure we are measuring sustainability outcomes.
Livability – pursuing sustainable lifestyle choices	Trails and walkways connect residents to nearby amenities and businesses.	✓
	Spaces are designed to create a safe, “eyes on the street” community where people feel comfortable and secure walking in their own neighbourhood.	✓
	The vast majority of people in Blatchford will be within a two-minute walk of green space.	✓
	Park and open space is significantly larger than standard suburban development (about 19 per cent of the total land space), and serves as a major attraction.	✓
	The 7.1 hectares of stormwater management facilities are placed in the park to provide an attractive open space/water feature.	✓
	Community garden spaces (furrows) will create community gathering spaces, will encourage neighbours to interact and support Council's urban agriculture policy.	✓
	Use the emerging winter cities design principles and will be a community for all seasons.	✓
	An education program will encourage Blatchford residents to become living examples and ambassadors for sustainable lifestyles, promote these ideals to other Edmontonians and build pride in our city.	Underway A resident education program will begin when critical mass of residents is met
	A historic recognition program will be developed.	✓
Affordable housing	The 2014 business plan stated a 20 per cent affordable housing goal. City Council adopted a revised goal in 2018 to 16 per cent to align with the City of Edmonton's overall affordable housing targets for each neighbourhood.	Underway A strategy is currently being developed with the Affordable Housing and Homelessness branch

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Density goals	Blatchford will be home to 30,000 Edmontonians (equates to approximately 11,000-12,000 units)	✓
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The images below provide a snapshot of the work taking place at site to achieve Council's vision and the goals outlined in the 2014 business plan.



Former airport hangars were deconstructed rather than demolished. The deconstruction of these buildings resulted in 93 per cent of the materials from six former airport hangars being reused or recycled rather than ending up in the landfill.



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Materials from the former runways are stored on site and crushed for reuse in the community.



(Image above) Blatchford builders are required to adhere to custom green building codes that address building envelope design and construction, energy systems efficiency and other sustainable building features such as energy-efficient appliances and water conserving fixtures.

(Image below) In addition to being an important part of the drainage system, the stormwater pond provides habitats for birds and insects. Trails and a viewdeck allow residents and visitors to the community a place to connect to nature.





Low impact development landscaping like bioswales and rain gardens help slow down and capture rainwater in addition to providing habitats for pollinators and birds.



Cisterns are located in the park to collect rainwater for the community gardens and orchard.



Community gardens and a playground are located in the first of several small linear parks in the neighbourhood.



Custom street design including narrower roads, wider sidewalks, separated bike lanes and boulevard trees encourage active modes of transportation.



Energy Centre One provides a renewable source of thermal energy for the community's heating, cooling and hot water needs.



The history of the site as an airport is recognized throughout the neighbourhood, including in the pedestrian arrival gate shown above, which has been designed to look like the structural supports of biplanes.