

## Land Development Process

Administration is largely following the same process for developing land at Blatchford as a private land developer would for developing land outside of Blatchford. The key differentiators are due to the additional requirements required to meet the vision for Blatchford or adherence to City of Edmonton standards.

<b>Requirement</b>	<b>Blatchford land developer</b>	<b>Private land developer (outside of Blatchford)</b>
Custom community design outside of approved development standards	Yes	No
Development Services approval required for design of community infrastructure	Yes	Yes
Private construction industry builds community infrastructure	Yes	Yes
Custom green building codes	Yes	No
Architectural controls and reviews	Yes	Yes
Commitment to meeting Council's 16 per cent affordable housing goal	Yes	No
Mandatory connection to district energy or construction of net-zero homes	Yes	No
Sale of land to home building industry and establishment of a core builder group	Yes	Yes
Private home builders construct, price and sell the homes	Yes	Yes
Land developer involvement in a home builder's permitting process with Development Services	No	No
Staging of land development with timing based on market considerations and demand	Yes	Yes
Competitive procurement process to hire consultants and construction companies	Yes	No