

Development Map

The development map below highlights the land that is currently under various phases of development by the Blatchford office. The current and planned development (in blue) shows the land that is active in one of the following phases:

- Deconstruction and remediation. Prior to starting development of a stage, any former airport infrastructure is removed and the site undergoes any remediation required.
- Planning and engineering design. During this phase, the Blatchford office and consultants design all infrastructure necessary to prepare the land for development. This detailed design includes the designing of all utilities, stormwater management systems as well as any required surface features such as grading, roads, sidewalks, lanes, bike lanes and landscaping.
- Rezoning and subdivision. The land has to undergo a rezoning process to allow for the new intended use. Subdivision approval is the process required to legally create new land titles so the land can be sold to private home builders.
- Construction. Once the planning and engineering stage is complete, the Blatchford office, in partnership with contractors, proceeds to the construction phase for the utilities, stormwater facilities, surface features, parks, etc. Given the nature of this work, much of the construction can only take place during the spring/summer/early fall months.
- Marketing and land sales. Once the land has been serviced, home builders can access the purchased land to start their construction.

The map includes the 33 acres of land on the east side of the site that has been sold to the Northern Alberta Institute of Technology (NAIT). While the timing of the construction of buildings will be decided by NAIT, the land sale agreement requires that the Blatchford office service the land by the end of 2023.

Attachment 7



**Note: This map does not reflect the changes proposed in the Yellowhead Trail Freeway Conversion Concept Plan. Changes to the boundary infrastructure and road network will be reflected in future versions of the map once the work has been completed.*