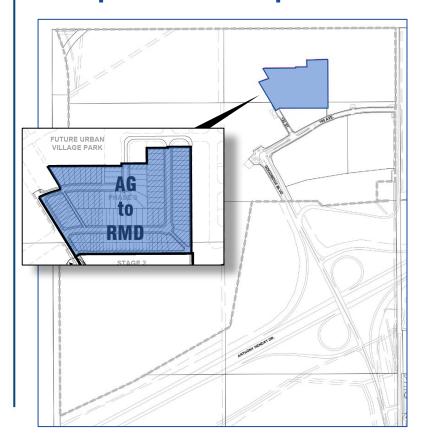
Financial and Corporate Services Real Estate Land Development



Goodridge Corners Rezoning Charter Bylaw 20465

Neal Osaduik, Director, Land Development

Proposed Development



- First stage of residential development in Goodridge Corners is 5.6 ha (13.8 Ac)
- A concurrent subdivision application is in progress to create 112 residential lots with a variety of housing types including:
 - 47 single family detached units with front drive access;
 - 24 single family units with rear lane access;
 - 10 semi-detached units with front drive access;
 - 8 semi-detached units with lane access;
 and
 - **23** row housing units with lane access.
- Q2 2023 to Q3 2024 Design, grading and construction
- Q1 2025 Sales

Edmonton

Alignment with City Policy C511A - Land Development

- **1a)** Creates a diverse mix of market rate housing types that contributes to inclusive communities
- **3a) and b)** Balance of financial sustainability and environmental sustainability
- **5)** a minimum of 50% will be sold directly to small builders and members of the public
- **6)** Residential lot sales will not exceed 10% of Edmonton's total single-family residential lot development within a given year.
- 8) Solely funded through Land Enterprise Retained Earnings



Alignment with City Plan and Corporate Priorities

	Greener as we Grow	Community of Communities	Inclusive and Compassionate	Catalyze and Converge
Diverse Built Forms and Housing Choices		/	V	
Business Opportunities to Small Builders			V	/
Energy Efficient Sales Conditions	✓			
Climate Resilient Servicing and Infrastructure	V			
Maintaining Housing Affordability			V	
Encouraging Low Impact Development	V			

Managing the Corporation

Environmental Stewardship, Financial Sustainability, Project and Asset Management



Serving Edmontonians

Community Development, Economic Development



Thank you for your time

Neal Osaduik, Director, Land Development Real Estate | Financial and Corporate Services

