

Financial and Corporate Services  
Real Estate  
Land Development

Edmonton

**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

## 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		✓	✓	
Business Opportunities to Small Builders			✓	✓
Energy Efficient Sales Conditions	✓			
Climate Resilient Servicing and Infrastructure	✓			
Maintaining Housing Affordability			✓	
Encouraging Low Impact Development	✓			

## Managing the Corporation

*Environmental Stewardship, Financial Sustainability,  
Project and Asset Management*

&

## Serving Edmontonians

*Community Development, Economic Development*

**Edmonton**

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# Thank you for your time

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