

CITY POLICY

Land Development activities strengthen Edmonton's role as a strong central city in the Capital Region and increase liveability, aligned with Council City-Building and Sustainability initiatives for:

- Affordable Housing
- Residential Infill
- School Sites
- Transit-Oriented Development
- High-Density Development
- Green Agenda

STRATEGIC OBJECTIVES

- Promote sustainability, revitalization and urban form Policy C511
- Self-sustaining Enterprise to facilitate Corporate objectives Policy C511
- Achieve social and economic objectives of City revitalization Policy C511

LAND DEVELOPMENT

- 10 year raw land supply Policy C511
- Primary objective adequate return on investment Policy C511
- Maintain capital projects for acquisition & development – long-term to maintain Land Enterprise revenue stream Policy C516B

RESIDENTIAL LAND DEVELOPMENT

- Affordable housing 10% below market – Canadian Mortgage and Housing Corporation stats Policy C511
- Lots supply not to exceed 10% of total City supply Policy C511
- 50% of Single Family lots offered to individuals and small builders prior to offering to City home building partners Policy C511

INDUSTRIAL LAND DEVELOPMENT

- 3 year supply of serviced industrial land Industrial Land Strategy
- Active and strategic role as land developer – strategic acquisition, planning, development, partnerships and land sales Industrial Land Strategy
- Remove obstacles to development or fund infrastructure & services that support development of industrial land Industrial Land Strategy
- Intensify industrial land development activity – complementary with private sector development Industrial Land Strategy
- Enter into partnership with private or public land developers to enable development and leverage City investment Industrial Land Strategy
- Use land exchange, acquisition and land development, acting alone or in partnership, to maintain supply above targeted benefits, where beneficial to City Industrial Land Strategy