



Blatchford West District: Stage One

1

Social: Urban Agriculture. Community gardens will create a gathering place for neighbours to get to know one another while offering residents an opportunity to connect to nature. In addition to these social benefits, urban agriculture will also contribute to environmental sustainability by allowing people the chance to grow food right in the community.

2

Environmental: Water Cisterns. A rainwater collection system will help to conserve water in the community by providing a source of water to irrigate the community gardens.

3

Environmental: Low Impact Development (LID). In an urban setting, the natural water cycle is altered. Low impact development mimics nature by allowing water to infiltrate the soil and using plants to filter pollutants. Elements like rain gardens and bioswales will also beautify the landscape.

4

Social and Economic: Diverse Housing. The community will provide a variety of housing choices for a wide array of people from a variety of backgrounds and income levels. Overall, the housing on the west side will predominately be low-rise townhouses and 4 to 6 storey apartments with opportunities for higher density closer to the LRT.

5

Environmental and Social: Green Roofs. In addition to beautifying the neighbourhood and increasing green space, green roofs also contribute to stormwater management by acting as a natural filter for rainwater and by reducing the amount of runoff entering the sewer. A green roof can also help increase energy efficiency and reduce noise in the building.

6

Social: Community Connection. Nearby communities and businesses will be an important part of Blatchford's design. The City is working with a stakeholder group to identify how Blatchford can best integrate into the existing, well-established neighbourhoods.



Blatchford Town Centre: NAIT LRT Station



1

Social and Environmental: Walkable Streets. Pedestrian comfort and safety will be prioritized through custom designed streets, sidewalks and boulevards. Key destinations and activity centres, such as schools, parks, restaurants and stores, will be within walking distance of residential areas and linked with transit and cycling facilities. In addition to the environmental benefit of reduced vehicle usage, a walkable community means healthier people and safer streets.



2

Social and Environmental: Transit-Oriented Development. Public transportation will be fully integrated into the community. Transit stops will be located within walking distance of services and activities, and the LRT will make commuting to and from Blatchford an easy option. Blatchford's transit-oriented design should also reduce carbon emissions as many families may choose to own one car, instead of two, and drive less often.

3

Economic: Mixed-Use Development.

A mixed-use development means combining residential, commercial, institutional and retail in close proximity. In addition to contributing to a vibrant street life, a mixed-use development means that between 10,000 and 12,000 jobs will be being created on site.



4

Social: Enhanced Public Space. Blatchford will demonstrate social leadership through the planning and design of its civic spaces. Gathering spots will be carefully designed to create spaces and places for people to connect. Great urban design will emphasize connectivity, generous open space allocation and a mixed-use approach to development.

5

Social: Schools. From elementary to post-secondary, Blatchford is working with partners to identify how to best meet the educational needs for the residents in Blatchford and surrounding communities.

6

Economic: Increased Business When fully developed, Blatchford has the potential to bring 30,000 new residents to the area—creating new and increased business opportunities both in the community and in surrounding areas.



Blatchford Park District



1

Environmental: Stormwater Ponds. Two large stormwater ponds will collect and store run-off from the site and improve water quality by allowing sediments and pollutants to drop out of the water before entering the North Saskatchewan River. To increase biodiversity, parts of the pond will be designed as engineered wetlands where plants can thrive and a healthy habitat can exist for birds and animals.



2

Social: Urban Edge. The east side of the pond will have a hard edge where people can get close to the water. This design feature will offer a unique gathering spot for Edmontonians to enjoy the ponds.

3

Environmental: Holistic Energy Strategy. A core principle of Blatchford is to preserve and protect the environment by investing in technologies that will reduce carbon dioxide emissions. One of the systems currently being evaluated is an Ambient District Energy Sharing System (ADESS) connected to a geo-exchange field under one of the lakes.



4

Economic: NAIT Partnership. Blatchford and NAIT are exploring what a mutually beneficial partnership might look like—both now and in the future. Ideas include expanding their campus, building student housing and partnering with their research and technology programs.



Blatchford Park District



1

Social: Parks and Open Spaces. The new central park will serve as a major attraction for all Edmontonians to enjoy. Blatchford will have approximately double the amount of green space than in a standard community. In addition to the stormwater ponds, the park will have multi-use trails, open spaces for picnics and activities, and will likely host large scale events and festivals. Almost all Blatchford residents will be within a 2 minute walk of a green space.



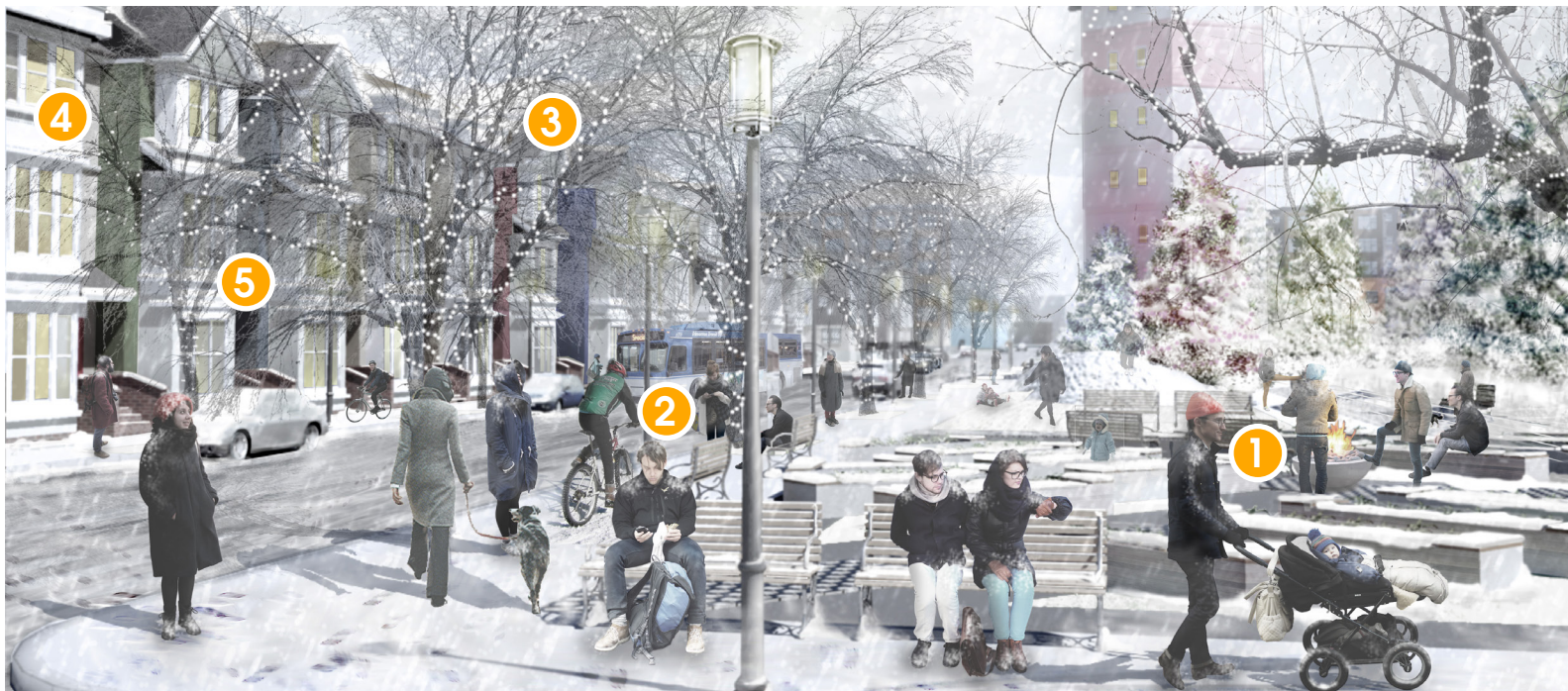
3

Social: Year-Round Use. Opportunities for year-round use of the park will be implemented to ensure the park can be used every day of the year. Ideas being considered include bike trails, picnic areas, cross country skiing trails, skating and a toboggan hill.



2

Social and Environmental: Hill. In addition to providing a great view of Edmonton's downtown skyline, the hill will provide recreational opportunities like tobogganing. The hill will also act as a break from cold northeasterly winds and will dampen noise from the nearby Yellowhead Trail. To avoid trucking materials off-site, the hill will be built from the earth excavated to build the stormwater ponds.



Blatchford West District: Stage One



1

Social. WinterCity Strategy. Blatchford will be the first development to use the emerging winter cities design principles. The community will have designated gathering spots like firepits specific to winter use and will look to encourage winter activities.

2

Social: Climate Responsive Design. In order to encourage people to walk or cycle year round, the community will be designed to make people as comfortable as possible on the coldest of winter days. Hills and landscapes will be designed to minimize wind impact on the streets. Ideas being considered include incorporating snow storage and clearing into design, mandating awnings on buildings to protect pedestrian areas from snowfall, and orienting buildings to maximize solar exposure.



3

Social and Environmental: Lighting. Blatchford will look at ways to incorporate decorative lighting to draw people outside on winter evenings. Streetlights will be designed to be pedestrian-scaled so that sidewalks and trails are well-lit. The environmental impact of lighting will be minimized by installing high efficiency LED lighting throughout the neighbourhood and fixtures will be selected to reduce light pollution.



4

Environmental: Green Buildings. Buildings will be designed to be energy efficient and to reduce water and power usage. Energy efficiency can be improved in buildings by incorporating features like better insulation and windows oriented for solar gain.



5

Social: Building For Families. Family-oriented homes will be designed with a family's needs in mind including features like multiple bedrooms, access to storage, amenity spaces and ground orientation. With school sites planned right in the community and access to an abundance of outdoor spaces, Blatchford will offer families wanting an urban lifestyle the option they've been looking for.



Blatchford West District: Stage One



1

Social: Community Hubs. In addition to the Town Centre where the majority of the retail stores will be located, smaller activity hubs will be created throughout the community. These spaces could include small-scale stores like coffee shops, daycares and patios. These areas will become a destination spot for residents and visitors to Blatchford.

2

Social: History. The history of the site as Canada's first municipally-run airfield will be honoured through naming of the area, roads and major public areas as well as preservation, where appropriate, of historical buildings.



3

Social: Amenities Close to Home. Blatchford residents will be able to access the majority of their daily needs without leaving the neighbourhood. Amenities like grocery stores, retail shops and recreational activities will be close to home. And by carefully considering how people need to move through the community, residents will be able to access all the amenities without needing a vehicle.

4

Economic: Health Corridor. Blatchford continues to work closely with the Kingsway District Association to determine how to best align the existing health care facilities and services with the new Blatchford community. With two major hospitals and an abundance of health and medical services in the area, Blatchford is exploring options on how to enhance this health corridor.

5

Social: Public Art. Public art and heritage commemorative features will be incorporated throughout the community.



Blatchford West District: Stage One



1

Social and Environmental: Complete Streets. Blatchford will have wide sidewalks and boulevards and Edmonton's first separated bike lane. The street design will complement adjacent building use. For example, sidewalks may be larger near a coffee shop to accommodate a patio. By designing a pedestrian and bicycle friendly community, residents can easily choose an alternative to driving—reducing emissions and creating a healthier population.

2

Social: Street-Oriented Housing. The housing design in Blatchford will contribute to a vibrant street life. Whenever possible, private entries to homes will face directly on to the street to create a direct connection to the community and a unique, interesting and lively streetscape. Street-oriented housing will also create a safe, "eyes on the street" community where people feel comfortable and secure walking in their own neighbourhood.

3

Social. Enhanced Landscaping. Blatchford will set high standards in landscape design to create beautiful outdoor spaces. Elements like ornamental plantings, edible landscaping and treed boulevards may be incorporated throughout the neighbourhood. Custom street furniture and paving materials are also being considered.