

FOR LEASE OR SALE – MULTI-RESIDENTIAL LAND

BLATCHFORD



FILE#: CS250117

HOLDING#: Part of 1013475

LAST UPDATE: MAY 2026



8615 Flying Club Road NW Open To Offers

Property Type:	Multi-Residential Land
Neighbourhood:	Blatchford Area
Sector:	Central
Legal Description:	Plan 2620261; Block 10; Lot 2
Total Land Area:	0.53 hectares or 1.31 acres (more or less)
Existing Land Use Zone:	BLMR – Blatchford Low to Medium Rise Residential Zone
Tax Roll Number:	TBD
Estimated 2026 Taxes:	Not Available
Transaction Type:	Long-Term Lease or Sale
Rent or List Price:	Open to offers – Qualified Non-Profit Organizations may be exempt from basic rent under a Lease

This 1.31-acre multi-family lot presents a great development opportunity for affordable housing in the Blatchford neighbourhood. This site is zoned **Blatchford Low To Medium Rise Residential (BLMR) Zone**. Nearby amenities include The Northern Alberta Institute of Technology (NAIT), Kingsway Centre, and the NAIT/Blatchford Market LRT Station. The central location of this site and proximity to Yellowhead Trail and public transit make access to anywhere in the City convenient.

AFFORDABLE HOUSING

The City of Edmonton (City) is committed to ending and preventing homelessness by creating more affordable and inclusive housing in all areas of the city, as outlined in [Council Policy C601A, Affordable Housing Investment Guidelines](#). This policy, as well as [City Policy C437A](#) guide the disposition of City-owned land for affordable housing. The City's effort to address affordable housing and homelessness in Edmonton is further guided by the following Council-approved documents:

- ▶ [The City of Edmonton's Affordable Housing Strategy, 2023-2026](#)
- ▶ [Edmonton Affordable Housing Needs Assessment, 2023](#)
- ▶ [Homelessness and Housing Services Plan, 2024](#)

Affordable housing typically refers to non-market housing that requires subsidization to be affordable for its residents, and has rents or payments at below-market rates to individuals or households that earn less than median income for their household size. Capital and operating costs for affordable housing units are typically subsidized by different levels of government. The City supports the creation and renewal of affordable housing facilities through its [Affordable Housing Investment Program \(AHIP\)](#).

Please visit edmonton.ca/AffordableHousing to learn more about how the City of Edmonton supports the creation of affordable housing in Edmonton for vulnerable Edmontonians.

Affordable housing development proposals submitted for the site will undergo a thorough evaluation process to ensure they meet the City's requirements, including organizational capacity, project feasibility and financial viability. The final decision will depend on the proposals received.

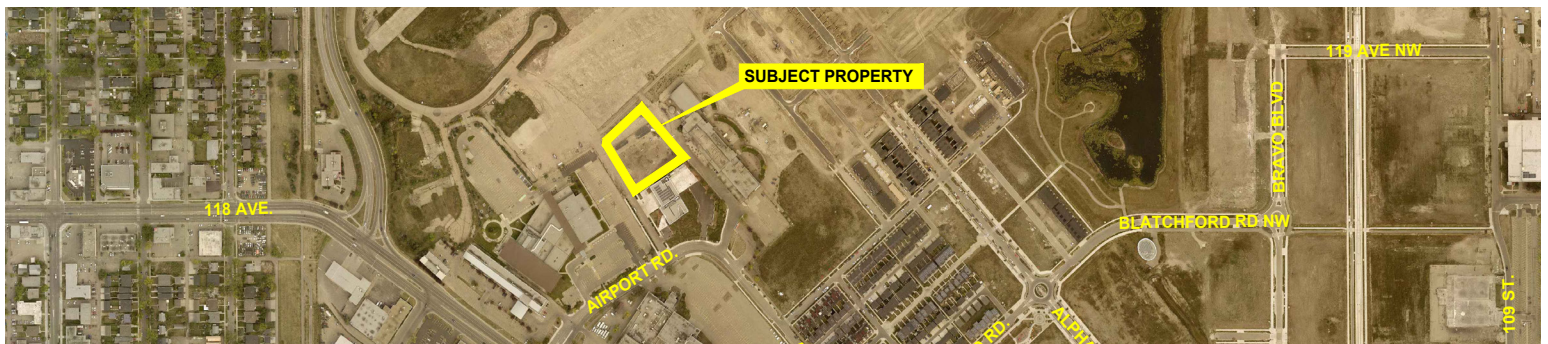
ADDITIONAL INFORMATION AND STUDIES:

For additional background information, applicants may request the following reports. The reports are provided on an informational basis only, and the City makes no representation or warranty with respect to:

- the content of the reports, including, without limitation, the accuracy of the information or recommendations provided therein;
- the scope, nature or methodology of the investigations on which the reports are based;
- the qualifications of the persons or entities conducting the assessment or preparing the reports; or
- the fitness of the reports for any purpose.

The applicant accepts the reports entirely at the applicant's own risk, and releases the City from any claim that the applicant has, or may have, with respect to the reports whatsoever.

- ▶ Subdivision Plan – Plan 262 0261, Blk 10, Lot 2
- ▶ Plot Plan
- ▶ Site and Engineering Drawings
- ▶ Site Property Map
- ▶ Site Environmental Reports
- ▶ [City Policy C437A: City Land Asset for Non-Profit Affordable Housing](#)
- ▶ [2026 Maximum Allowable Rental Rates](#)



BLATCHFORD

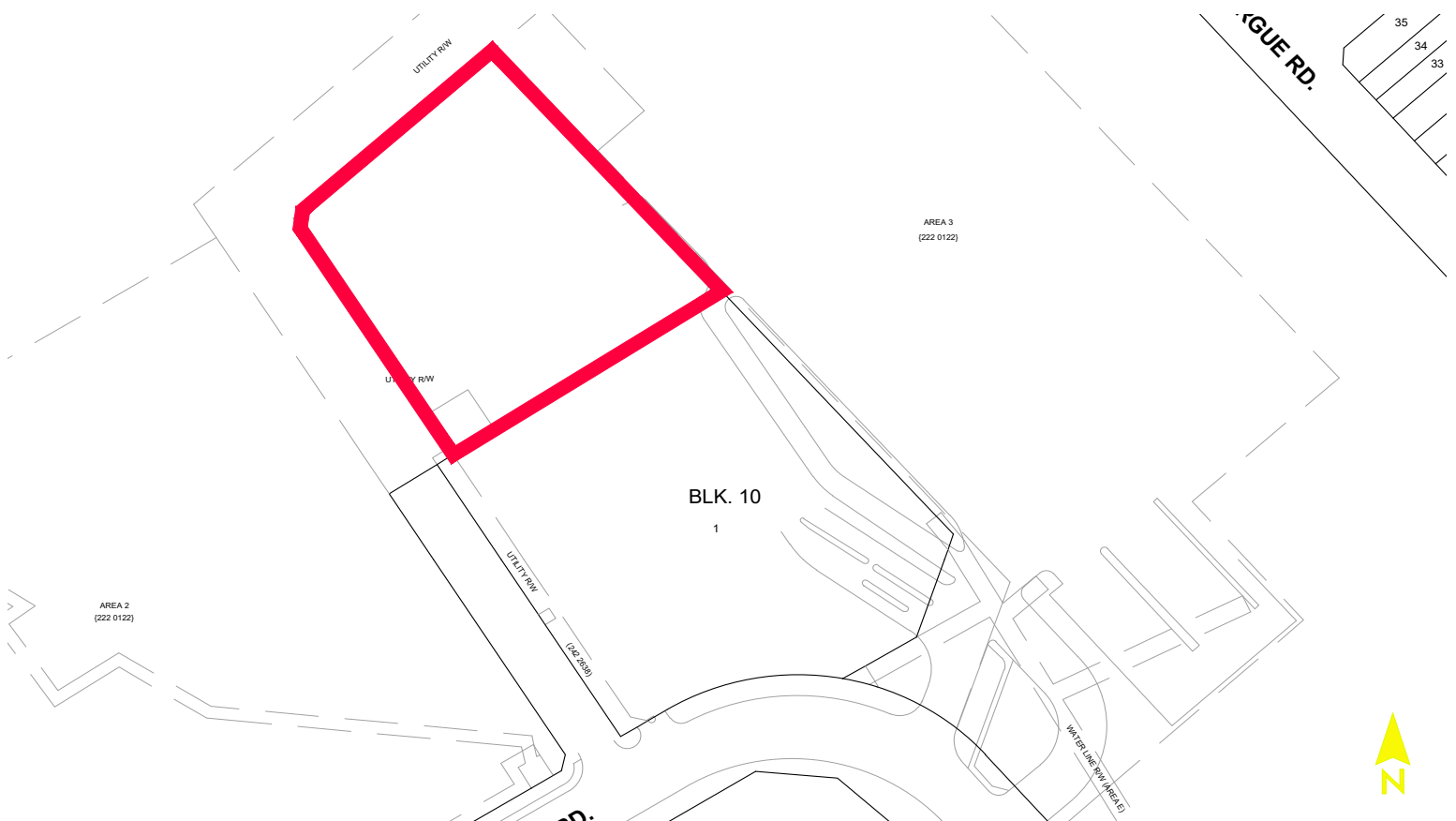
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BLATCHFORD DESIGN CRITERIA:

- [Green Building Standards](#): Green Building Standards ensure buildings within the community meet the Blatchford vision for energy conservation and sustainability by addressing building envelope design and construction, energy systems and other sustainable building features.
- [Architecture and Urban Design](#): Architectural and Urban Design Guidelines help guide the building design in Blatchford to ensure consistently high quality architectural design. The guidelines allow home builders the flexibility for creative design while achieving and maintaining a high level of quality and continuity throughout the community.
- [District Energy Sharing System](#): The neighbourhood District Energy Sharing System uses geexchange, solar and other sustainable energy sources to provide reliable and efficient heating, cooling and hot water to the homes and buildings in Blatchford.



CONDITIONS OF LEASES AND SALES

- All agreement(s) are subject to approval of the Affordable Housing & Homelessness Section within Community Services and the manager of Real Estate and Land Development within Infrastructure Services and/or the Executive Committee of City Council.
- Successful applications will be required to provide an Architectural Concept Plan of the Development before entering into a Sale or Land Lease Agreement.
- If the successful applicant proposes to lease the site, they will be required to enter into a Land Lease Agreement with the City. If the successful applicant proposes to purchase the site, they will be required to enter into a Sale and Development Agreement and Buy Back Option Agreement with the City.
- Among other terms, the Lease or Sale Agreement will contain the following requirements and conditions:
 - ▶ The applicant's development must adhere to Blatchford-specific design criteria, including Green Building Standards, Architectural and Urban Design Guidelines and District Energy Sharing System Guidelines.
 - ▶ The applicant must commence construction within two (2) years of the Closing Date/Lease Commencement Date and complete construction within three (3) years of the Closing Date/Lease Commencement Date.
 - ▶ Provision of a performance fee in the amount of \$100,000 will be due upon closing. This is tied to the completion of the development within 3 years of closing, adherence to the Blatchford specific design criteria and damages to municipal infrastructure during construction (if any).
- The applicant will be required to enter into an Affordable Housing Agreement to ensure the affordable housing component of the development is maintained throughout the agreed term. The development must remain affordable for a minimum of 25 years, to a maximum of up to 99 years under a land lease or a maximum of 40 years as part of a sales

CONDITIONS OF LEASES AND SALES (CONT.)

- All costs associated with the development of this site will be borne by the applicant, including roadway modifications, upgrading and modification/relocation of existing services.
- The site is being sold/leased on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/ liability, soil conditions or developability with respect to the property are taken and relied upon at the applicant's sole risk; the applicant has an obligation to ascertain the accuracy of all such information.

REVIEW PROCESS

- In order to give all interested parties an equal opportunity, all submissions received will be held until 2:00 p.m. on Friday, August 21, 2026. After that time, the City will contact the applicant(s) that the City selects, to further negotiate.
- All interested parties must submit their proposal package and an [Application Form](#) to the City. All submissions should be emailed to:

propertysales@edmonton.ca
with the Email Subject Line
"Blatchford Stage 7- PI 2620261, Blk 10, Lot 2- Submission"

or delivered to:

2nd Floor Mailroom, Edmonton Tower,
10111 - 104 Ave NW
Attention: Royce Carey, Supervisor, Property Sales
- Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
- The City reserves the right, at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering at any time.

ADDITIONAL INFORMATION

- [Welcome to Blatchford](#)
- [Blatchford Living](#)