



Welcome to the West 240 Open House

The University of Alberta Properties Trust (UAPT) is creating a Conceptual Master Plan to guide the development of West 240. We are excited to hear from the community and learn about your vision for the future of West 240.

About University of Alberta Properties Trust

The University of Alberta Properties Trust (UAPT) was formed to develop or re-develop lands deemed by the University as not central to its academic mission of teaching and research. UAPT has been entrusted with developing West 240, contributing to the long-term sustainability of the University of Alberta.



West 240



The West 240 lands lie in the heart of Edmonton, one of Canada's youngest and fastest-growing cities. The size and location of the lands represent a once-in-a-generation opportunity to build a people-centred community that contributes to the vitality of the surrounding neighbourhoods and the city of Edmonton.

The site is located between the communities of Grandview and Lansdowne, and between Whitemud Creek and 122 Street.



The Process



February 2023

Initial stakeholder engagement on West 240 vision



Spring 2023

Preparation of draft concept plans



June 2023

Engagement on draft concept plans



Summer 2023

Refinement of preferred concept & Master Plan



September 2023

Sharing the preferred Master Plan



2024 and beyond

Submission of land use and subdivision applications & supporting City-led public engagement

We are creating a Conceptual Master Plan, which outlines what is envisioned to occur through the development of the site. It can include a range of land uses (residential, commercial, parks), infrastructure (roadways and utilities), employment opportunities, public facilities, and services.

UAPT is exploring what the development of the West 240 lands may include.

Here's What We Heard

We used the feedback we received from the first Open House and from our completed surveys to guide and refine Concepts A and B.

Four themes emerged that guided design choices:

01

Sensitively integrate new development with the existing communities.

- Bring in thoughtful density to create vibrancy while respecting existing community character.
- Provide a diversity in housing choice for newcomers, students, families, and seniors.
- Consider green buffers or development that matches the adjacent communities.

02

Celebrate the site's legacy through the design.

- Incorporate existing, natural features into the new development.
- Respect the sense of open space that currently exists at the site.
- Create public spaces for legacy uses such as urban agriculture, cross country skiing and existing trails.

03

Enhance the community through new amenities.

- Add retail opportunities that serve the local neighbourhoods.
- Incorporate sustainable, public access to Whitemud Creek and the ravine.
- Include trails for biking and walking as well as natural trails.

04

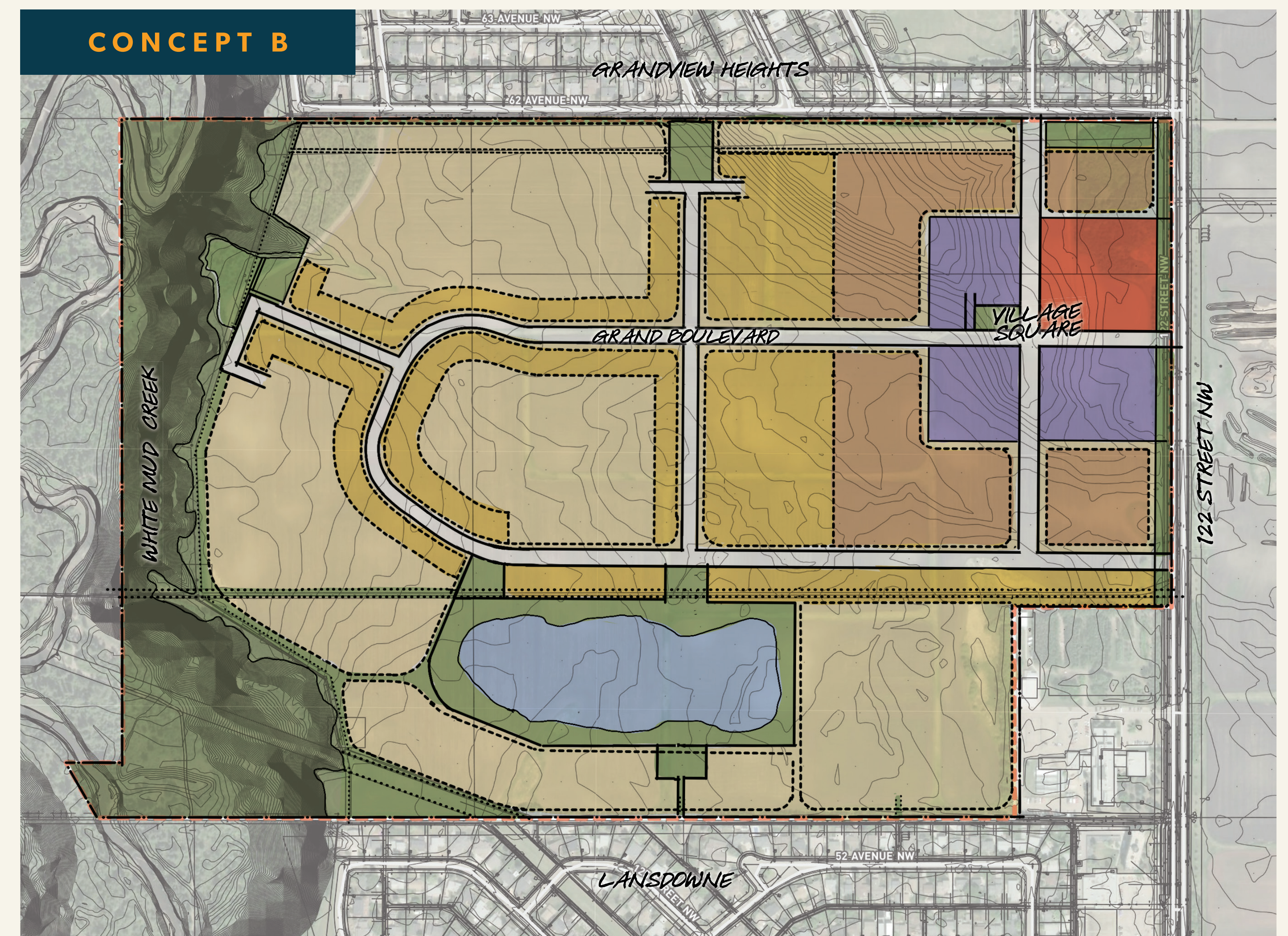
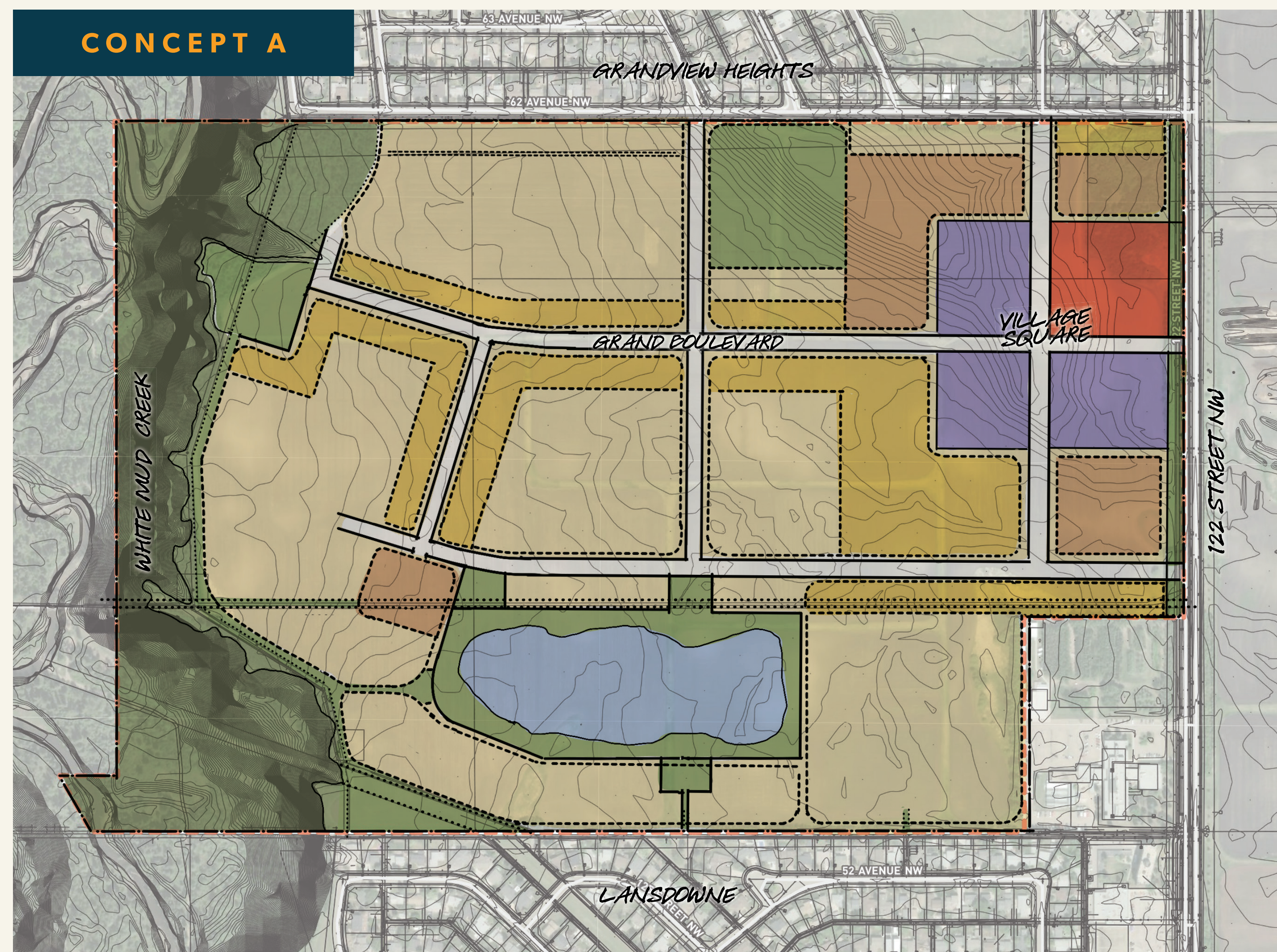
Maintain the area's accessibility with soft-touch connections.

- Consider impacts of additional traffic on existing road networks.
- Ensure active transportation connections throughout the site.



The Draft Concepts

The two concepts presented, A and B, use the building blocks of land use (commercial, residential), road connections, and open space to shape West 240. Each building block can be combined in different ways creating multiple versions of a community. Programmable open spaces, multi-modal trails, and preservation of natural features informed these designs. **What elements from Concept A and Concept B are working? What elements aren't working?**



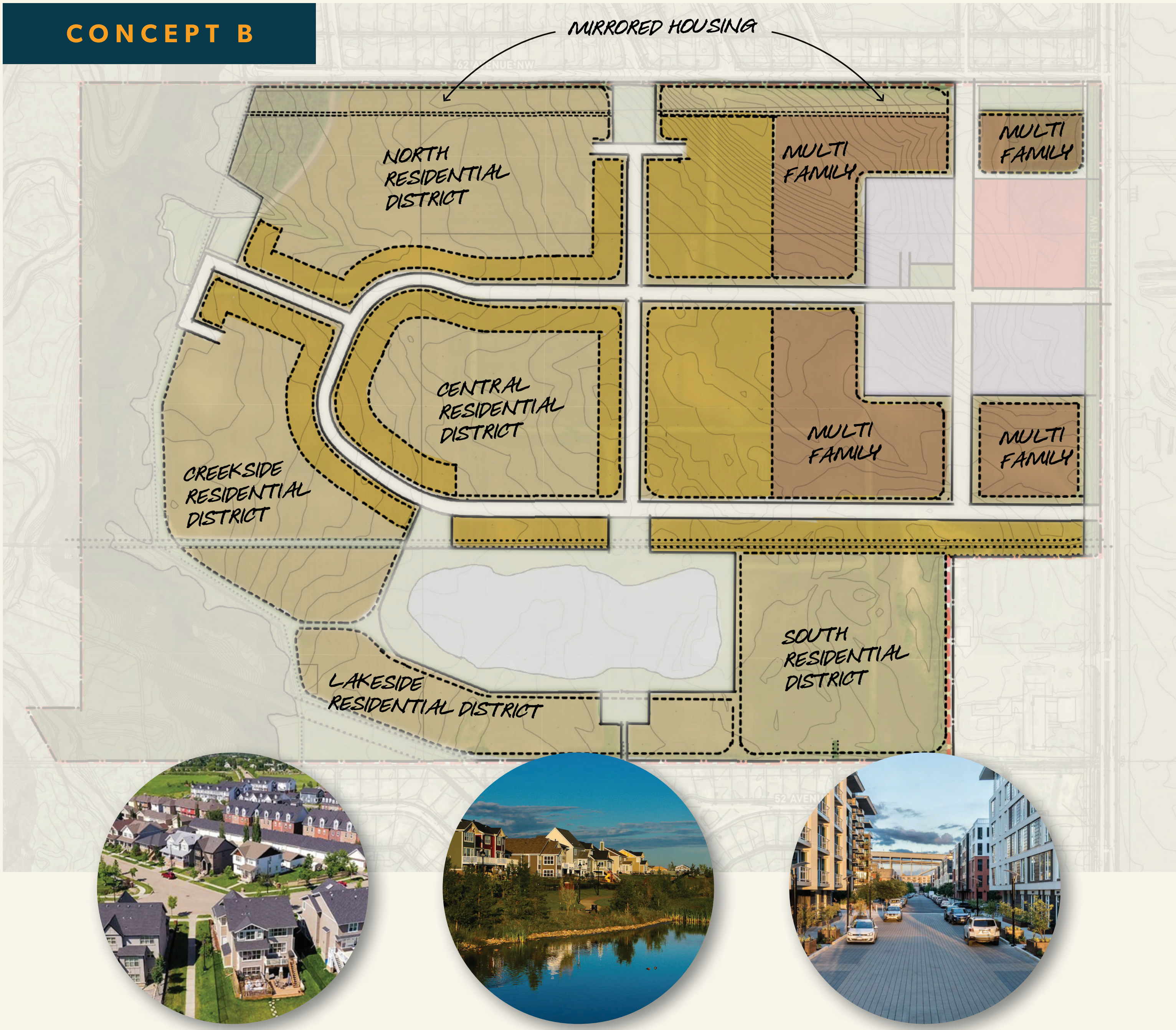
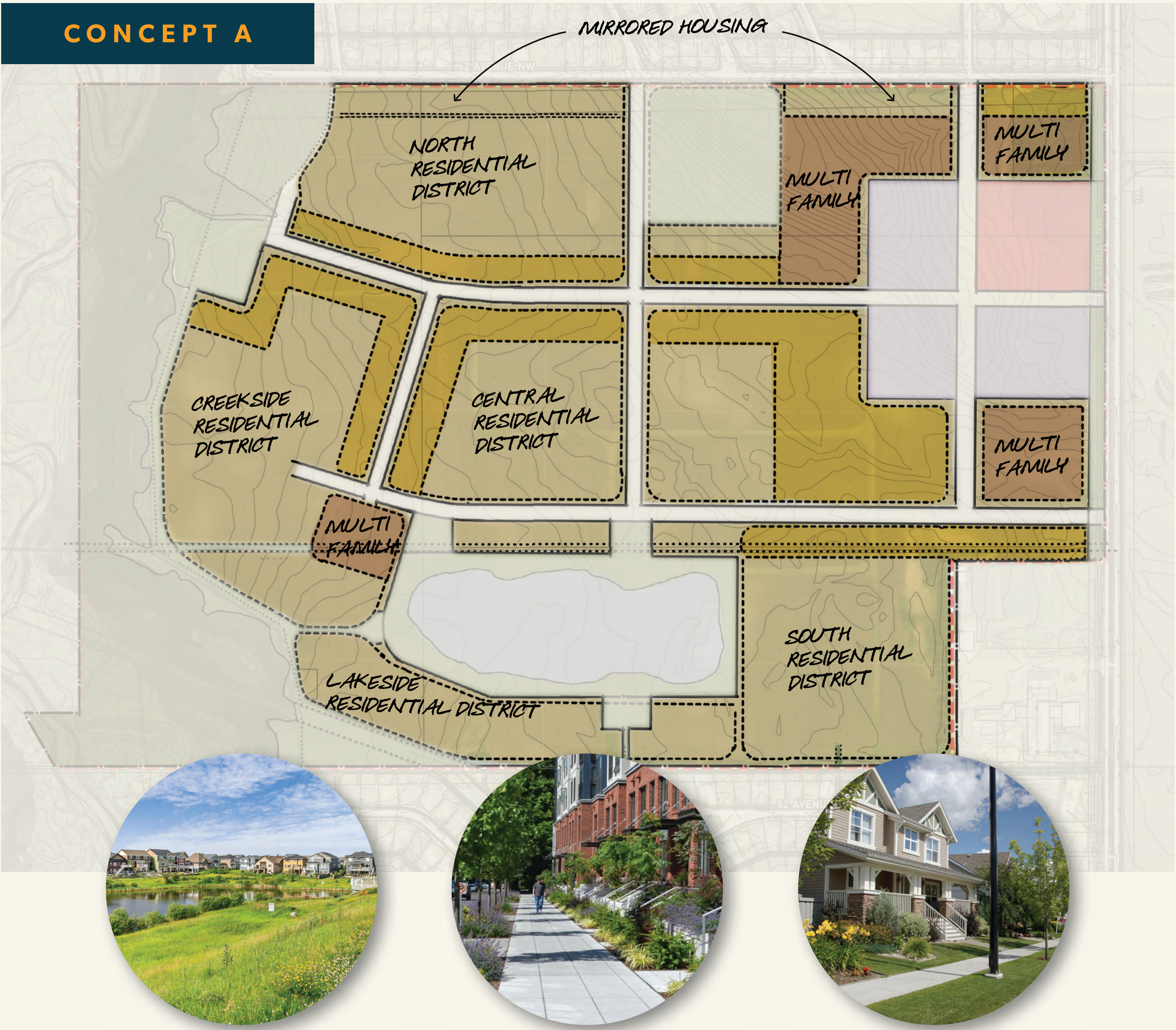
Legend for land use and connections:

- Green: OPEN SPACE
- Blue: CONNECTIONS
- Yellow: RESIDENTIAL LAND USE
- Purple/Red: COMMERCIAL LAND USE



Residential Land Uses

Feedback on transitioning of land uses from low-density to high-density, single-family residences adjacent to existing communities and a diversity of housing types informed these designs. **What residential elements succeed? What residential elements aren't working?**

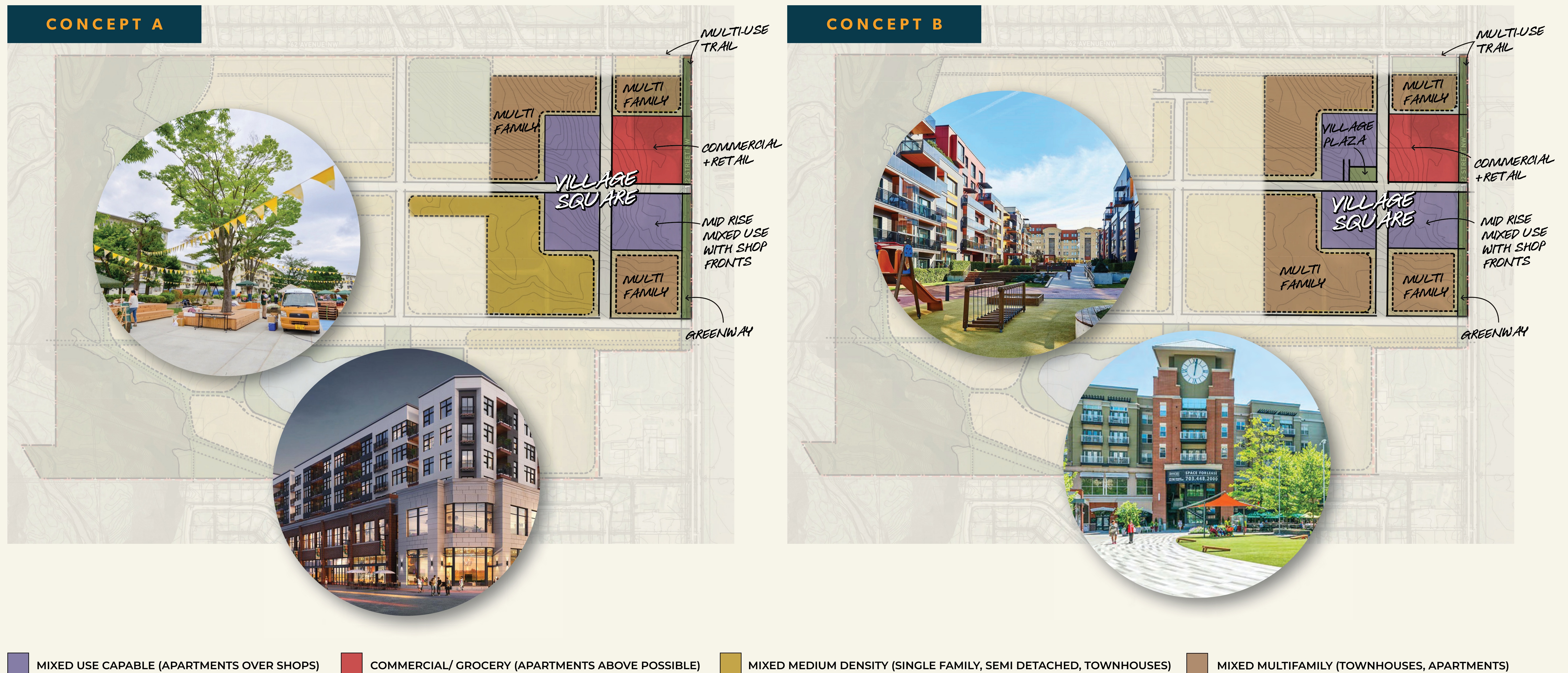


LOW DENSITY (SINGLE FAMILY, SEMI DETACHED)
 MIXED MEDIUM DENSITY (SINGLE FAMILY, SEMI DETACHED, TOWNHOUSES)
 MIXED MULTIFAMILY (TOWNHOUSES, APARTMENTS)



Village Square

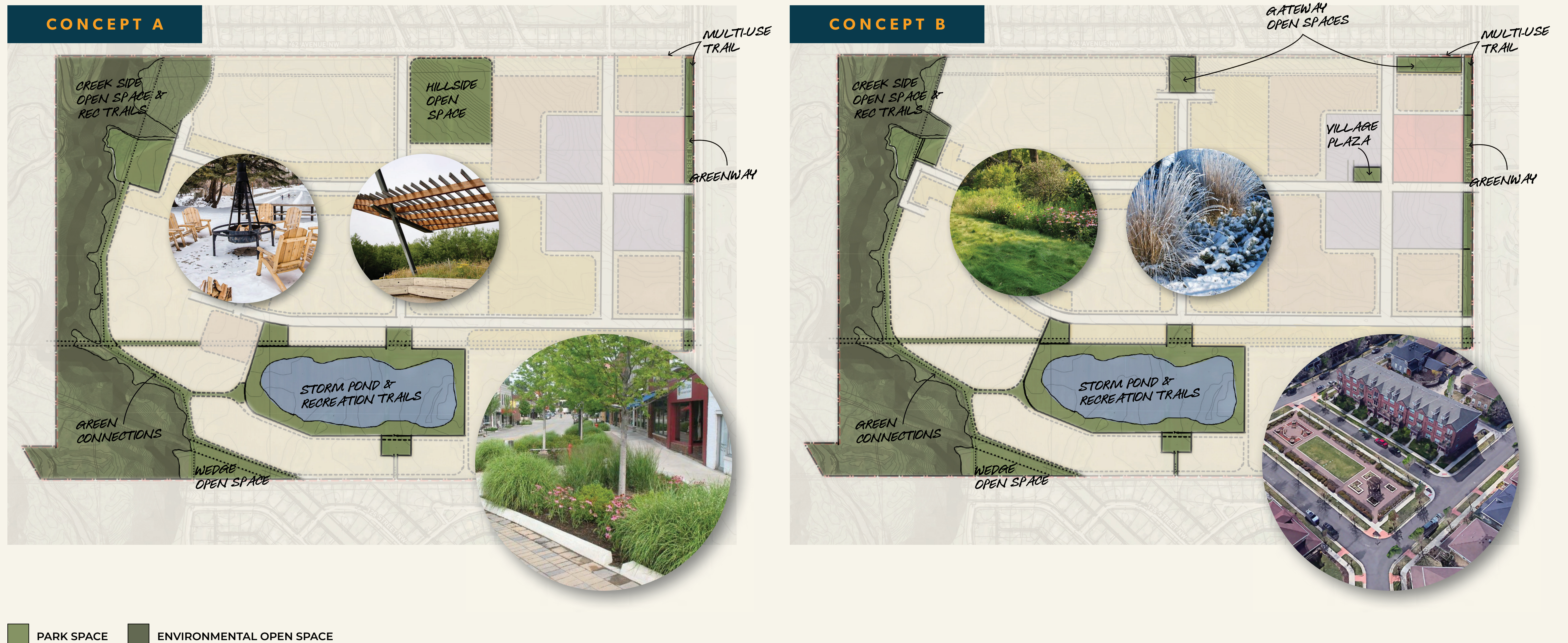
Feedback mentioning inclusion of light-touch commercial uses such as a neighbourhood grocery store, local retail opportunities, as well as higher intensity uses along 122 St NW informed these designs. **What Village Square elements succeed? What Village Square elements aren't working?**



Open Space

Feedback on programmable open spaces, multi-modal trails, and preservation of natural features informed these designs.

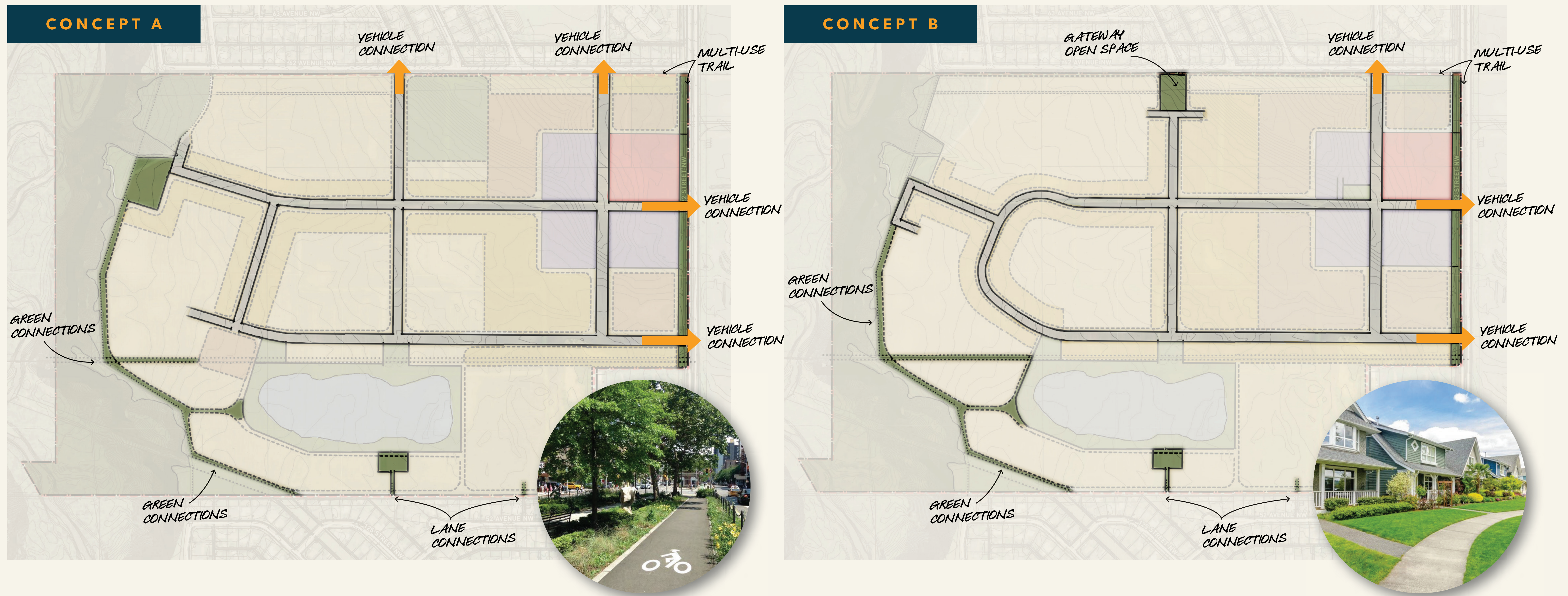
What open space elements succeed? What open space elements aren't working?



Connections

Feedback on safe cycling options, less reliance on motorized traffic and restricting vehicle access to 62 Ave informed these designs.

What connection elements succeed? What connection elements aren't working?



Thank you for your participation

Reimagining these lands will include input from all stakeholders and be guided by City of Edmonton policy. Thank you for your input on the concept plans.

We want to hear from you.



Share feedback with our team, or scan the QR code to complete an online survey



Reach out, email feedback@west240.site



To learn about future opportunities to get engaged visit **West240.site**

