



Welcome to the West 240 Open House

- The University of Alberta Properties Trust (UAPT) is preparing a Neighbourhood Area
- Structure Plan (NASP) for West 240. An NASP provides a policy framework for a community
- and is the next step in the planning process. We are here to gather your feedback on the
- NASP policy directions, share the recent concept, and answer any questions you may have.

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 financial sustainability of the University of Alberta.



West 240 Vision



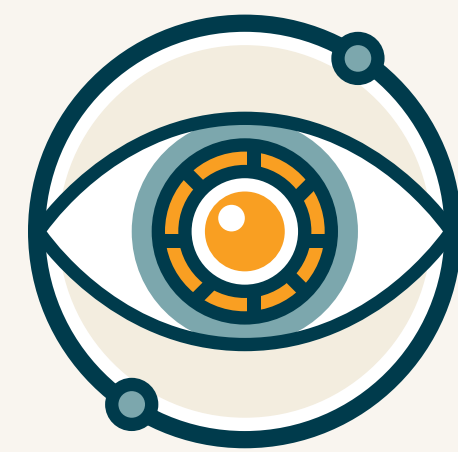
Welcome to the vibrant West 240, formerly known as the University of Alberta Farms, in the heart of Southwest Central Edmonton. The West 240 neighbourhood presents a rare opportunity to build a people-centered community in this established area of Edmonton that integrates with and contributes to the vitality of the existing neighbourhoods, while introducing the next generation of community that meets the needs of future residents.

The vision for West 240 is of an exhilarating, inspiring, inclusive, and sustainable community curated through a collaborative planning and design process that will recognize today's residents and the site's legacy through innovation.



About the NASP Process

We are preparing a draft Neighbourhood Area Structure Plan (NASP), which provides policy direction on what is envisioned to occur through the development of this neighbourhood. This is an iterative process, as part of an application to the City of Edmonton. The NASP policies must align with higher level direction set out by the City of Edmonton in the City Plan. The NASP is part of Edmonton's planning framework.



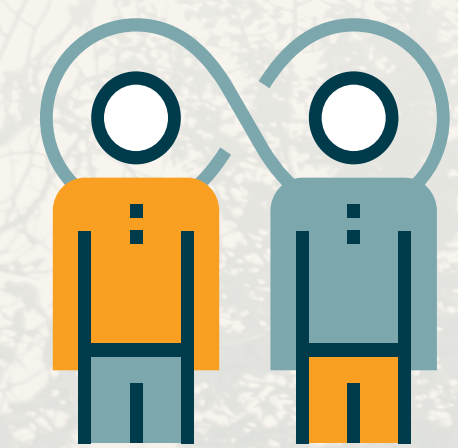
2023

Visioning, Concept Plan, and Master Plan (Completed)



January 2024 – August 2024

Technical Analysis, Concept Plan Refinement, Draft NASP, Proponent Engagement



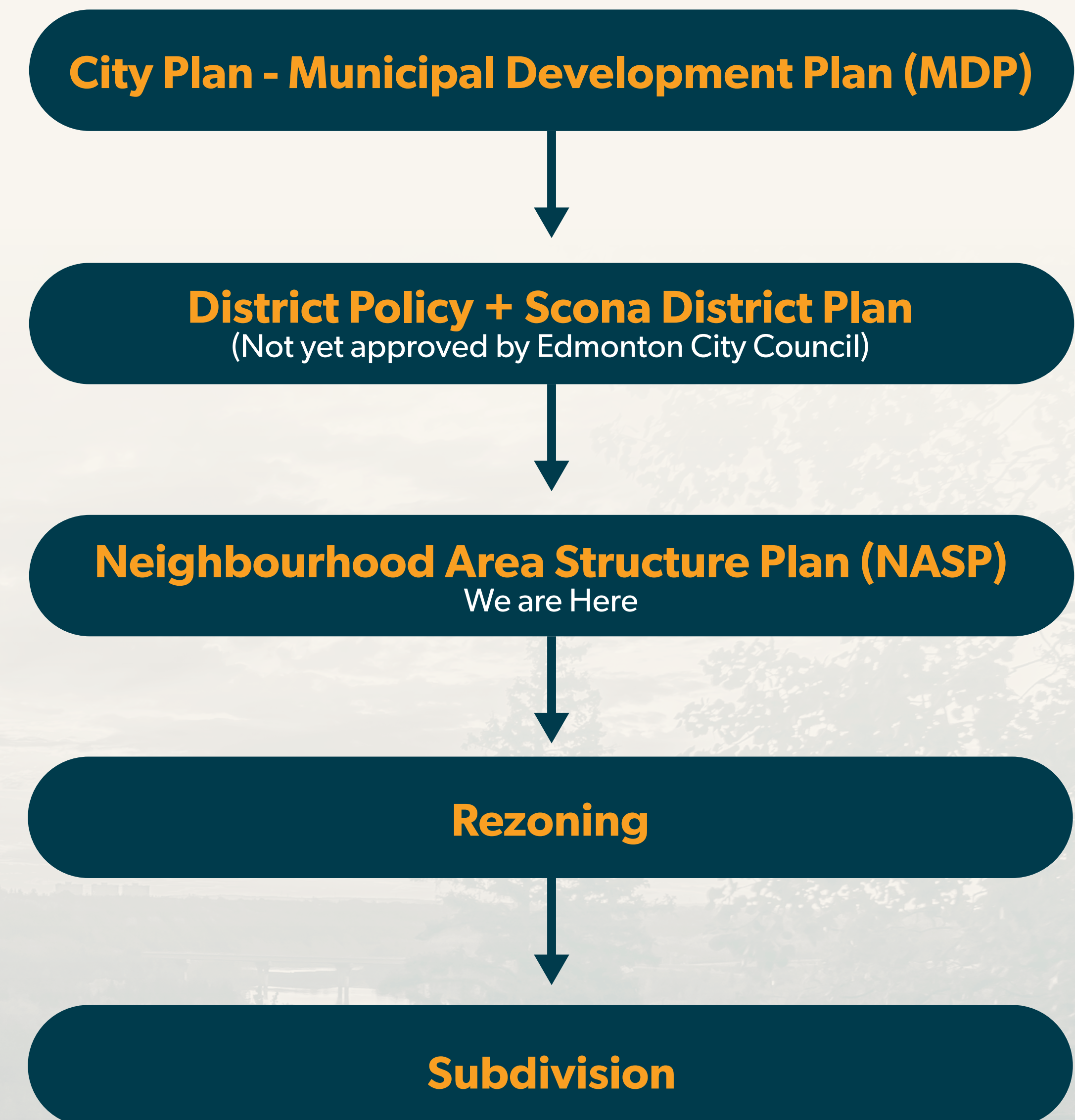
Fall 2024 to Spring 2025

City Review and Plan Refinement, City-led Engagement

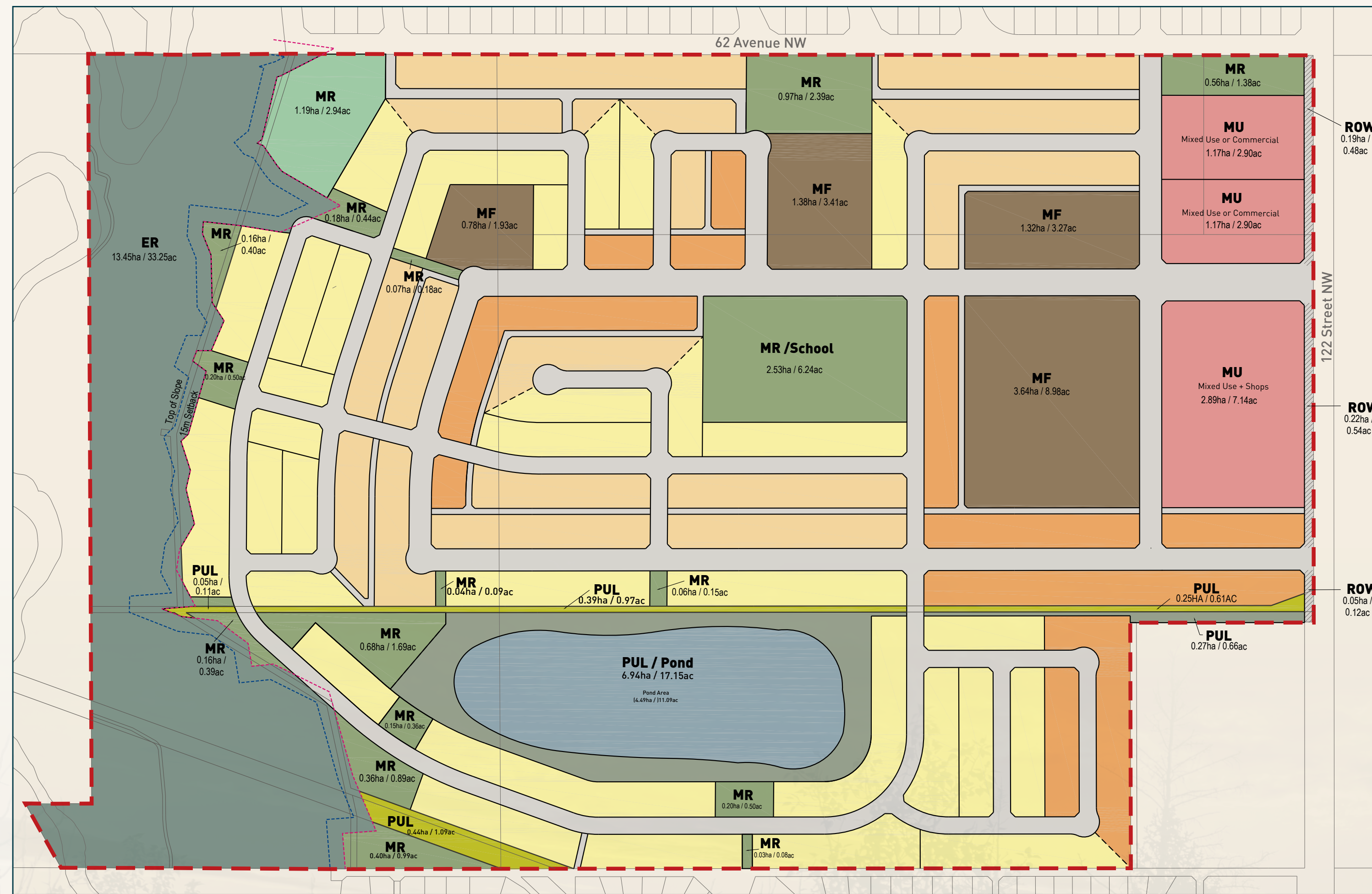


Spring/Summer 2025

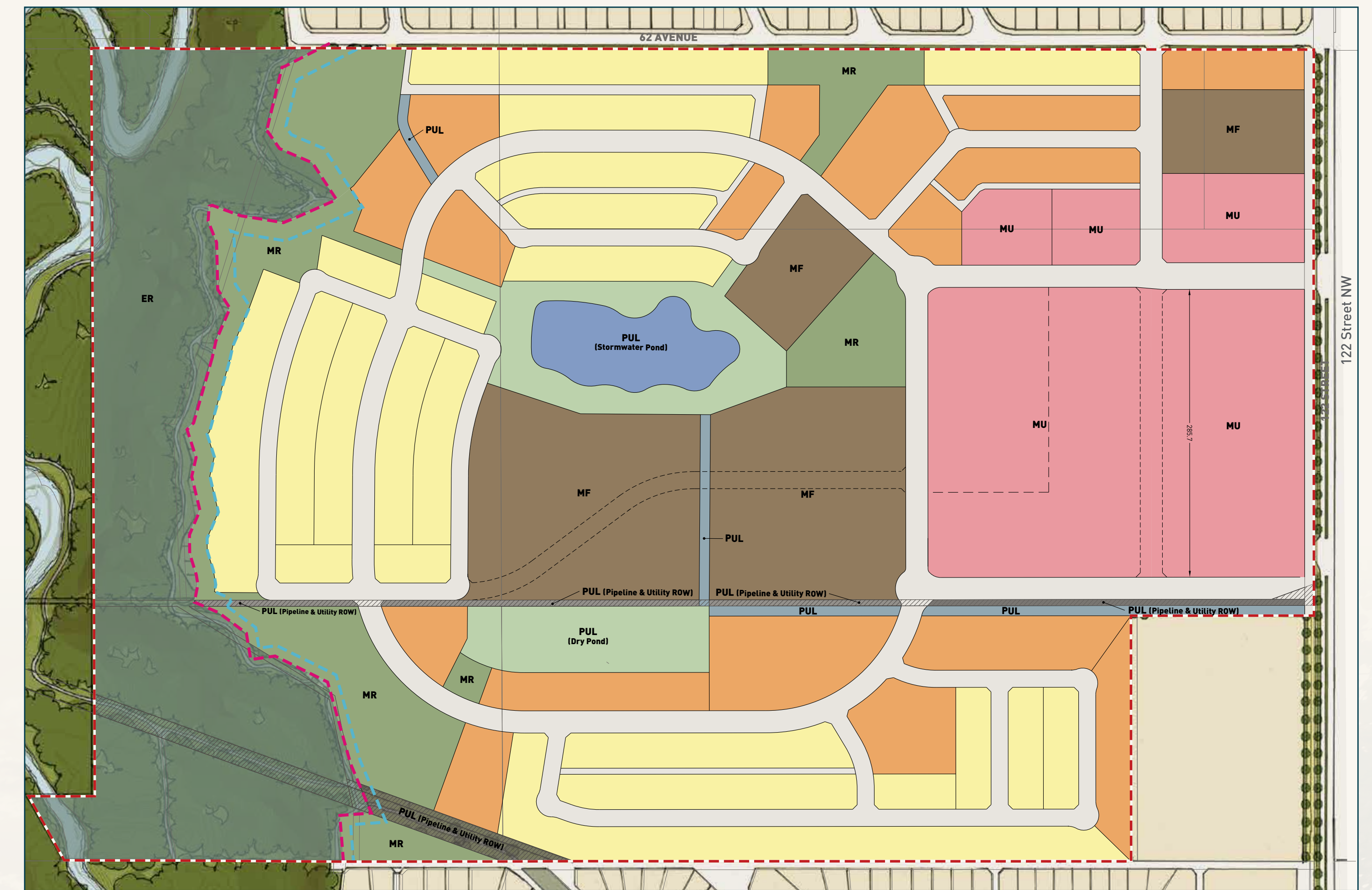
City Council Public Hearing



Land Use Concept Evolution



Land Use Concept November 2023

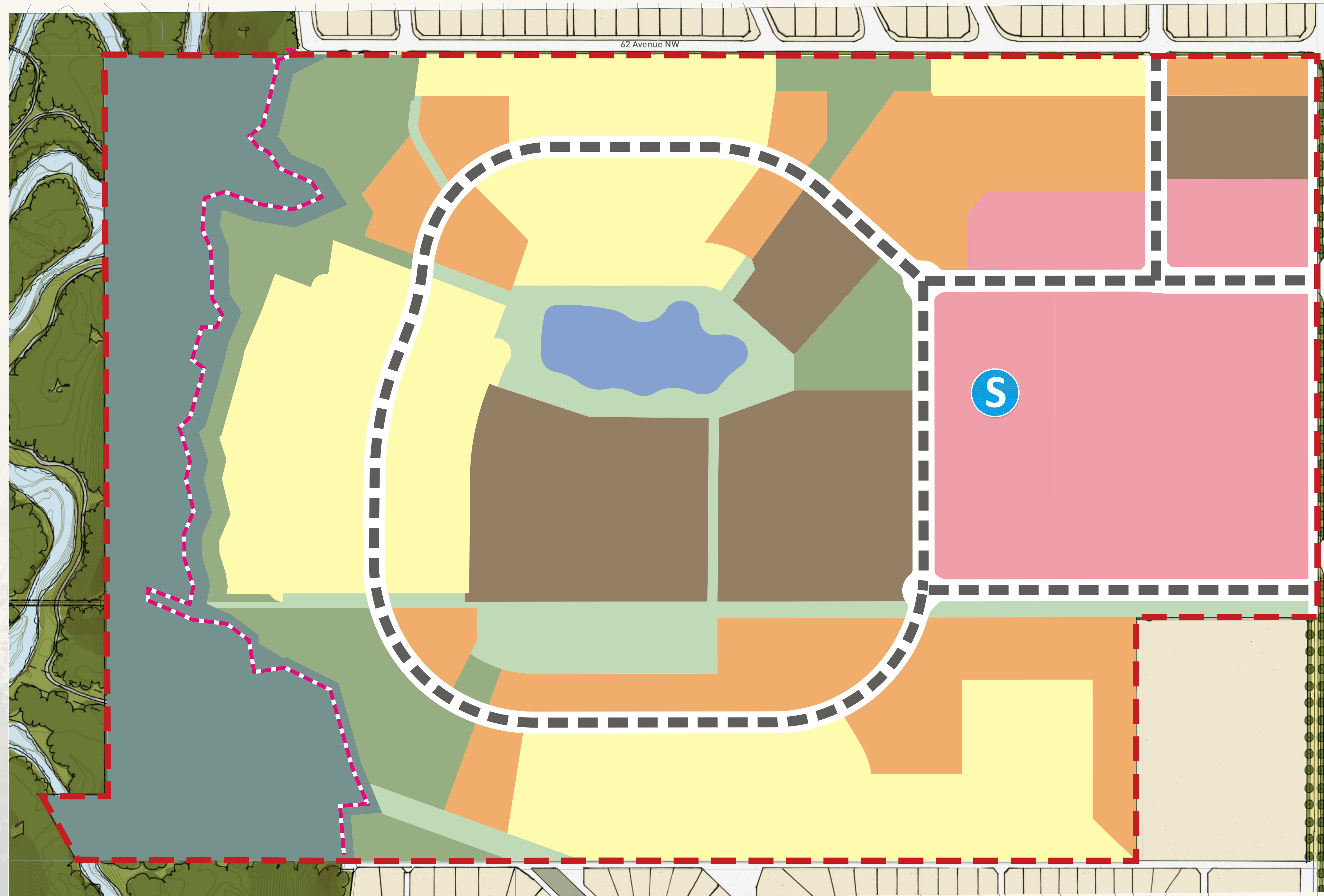


Land Use Concept June 2024

The concept has been updated in response to City of Edmonton pre-application comments, preliminary technical findings constraints, and consideration of community priorities. Revisions included:

- + Relocate storm pond to use existing drainage infrastructure
- + Add dry pond to shrink size of storm pond and add amenity
- + Confirm location of top of bank
- + Increase medium density housing throughout the plan area
- + Consider more public access to the ponds
- + School site plus sports field

NASP Development Concept



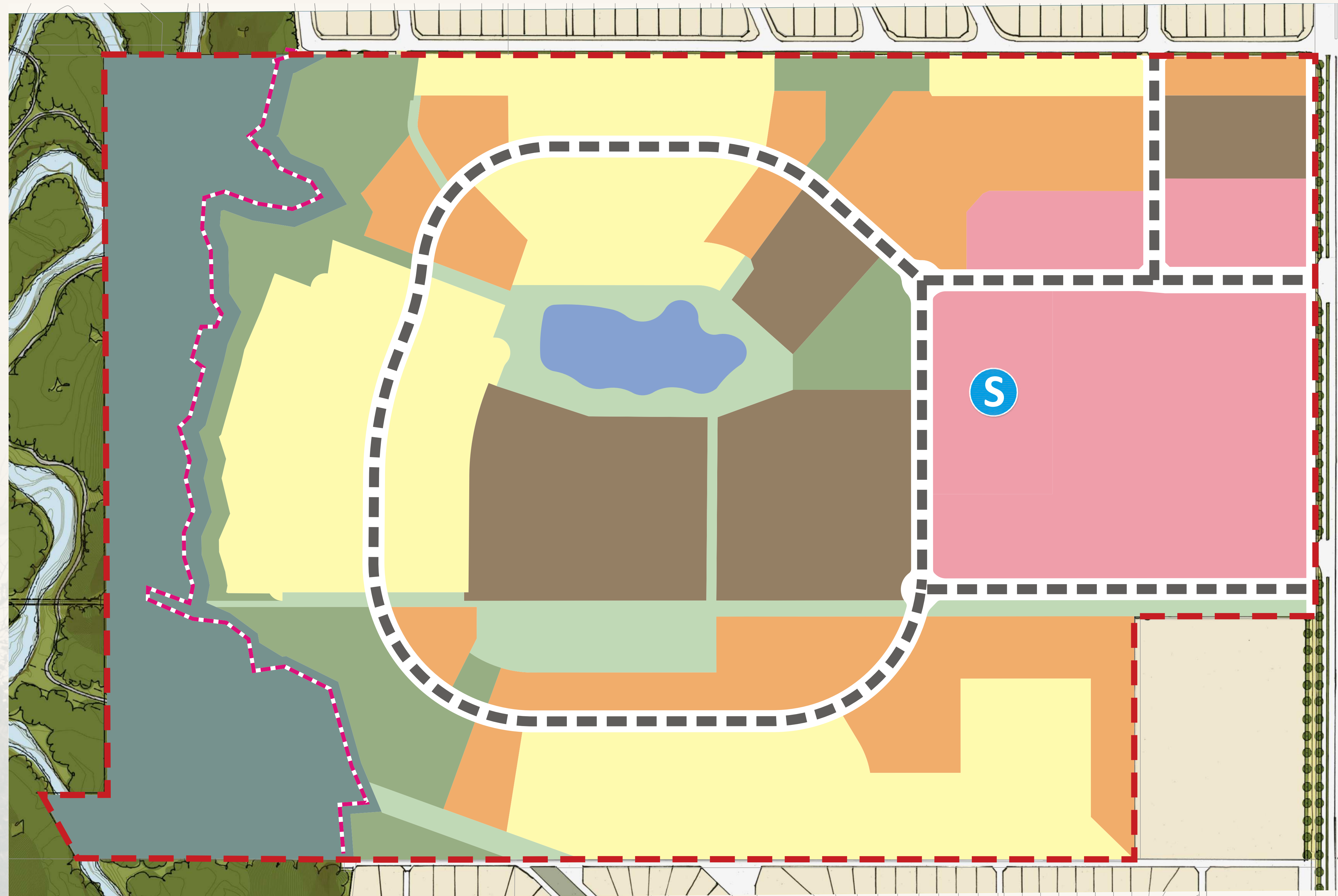
The Neighbourhood Area Structure Plan will serve as a bylaw to be utilized by the City of Edmonton to review future applications for development in West 240.

- Low Density Residential
- Medium Density Residential / Row Housing
- Medium Density Residential / Low Rise
- Mixed-Use (Multi-family / Commercial)
- Park / Linear Park
- Public Utility
- Public Utility & Pond
- Natural Area (ER)
- Collector Roadway
- Potential Future School
- Top of Bank Line
- NSP Boundary

Estimated total population: **6,100**
 Estimated total number of residential units: **2,800**
 Mixed-use (commercial): **10.9 ha (26.8 ac)**
 Park and open space: **7.5 ha (18.6 ac)**
 Environmental Reserve: **13.6 ha (33.6 ac)**
 Neighbourhood density per net residential hectare: **57 units**



NASP Development Concept



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Proposed Public Realm Objectives

Public Realm & Urban Design Objectives	Did we miss anything?
<ul style="list-style-type: none">+ Establish pedestrian spaces that prioritize safety, accessibility, and a vibrant pedestrian environment.+ Prioritize human well-being and comfort by ensuring that public spaces enhance the human experience.+ Honour and enhance historic agricultural and institutional identity.+ Integrate wellness opportunities, initiatives, and educational programs in partnership with local institutions.	<p data-bbox="2820 404 2902 459">01</p> <p data-bbox="2820 813 2902 868">04</p> <p data-bbox="1794 1099 2295 1144">Place sticky notes here.</p>



Proposed Land Use Objectives

Land Use Objectives	Did we miss anything?
<ul style="list-style-type: none">+ Create an inclusive community where people can live, work, and play by integrating residential, commercial and recreational spaces.+ Provide a range of housing choice to meet different needs, phases of life of residents within the community+ Establish a mixed use district where residents can access neighbourhood services, amenities, and recreational facilities within a 15- minute walk or bike ride.+ Explore the development of an employment hub that encourages clustering of businesses, startups, and institutional partnerships.+ Integrate an urban format school with public open space to enhance educational and recreational opportunities.+ Enhance housing options by promoting the development of missing middle housing, creating more opportunities for entry-level homeownership and rental options.	<p data-bbox="2820 404 2902 459">02</p> <p data-bbox="2820 813 2902 868">04</p> <p data-bbox="1794 1099 2292 1146">Place sticky notes here.</p>



Proposed Open Space Objectives

Ecology, Parks, & Amenities Objectives

- + Integrate green infrastructure network, connecting parks, green spaces, and natural corridors to create a cohesive and resilient ecological framework that supports biodiversity and ecosystem.
- + Provide accessible pathways and trails for safe access to the ravine and river valley systems, ensuring the connection, education, conservation and protection of these ecologically sensitive areas.
- + Integrate sustainable stormwater management facilities within parks, incorporating green infrastructure such as rain gardens, permeable surfaces, and retention basins to mitigate flooding, improve water quality, and support overall ecosystem health.
- + Improve and diversify recreational opportunities within parks, including the development of trails, sports facilities, and picnic areas, catering to the varied preferences and needs of the community while preserving ecological integrity.
- + Preserve and enhance tree canopy to foster biodiversity and improve air quality.
- + Designate a habitat greenway that connects green spaces, parks, and natural areas, facilitating the movement of wildlife and contributing to the ecological health and biodiversity of the community.

Did we miss anything?

03

04

Place sticky notes here.



Proposed Infrastructure Objectives

Infrastructure & Servicing Objectives	Did we miss anything?
<ul style="list-style-type: none">+ Develop a phased and efficient staging plan for the construction process that minimizes disruption to the surrounding communities.+ Ensure that shallow utilities are provided at an urban standard and in an efficient, contiguous and staged manner.+ Support and integrate sustainable development practices through infrastructure implementation to reduce energy consumption, minimize waste, and enhance natural resources.	<p>04</p> <p>04</p> <p>Place sticky notes here.</p>



Proposed Transportation Objectives

Transportation Objectives	Did we miss anything?
<ul style="list-style-type: none">+ Integrate complete streets design principles to ensure that roadways accommodate the needs of all users.+ Encourage active modes of transportation such as walking and cycling through the development of dedicated bike lanes, pedestrian-friendly pathways, and safe crosswalks.+ Designate spaces for recreational activities and outdoor exercise to promote a healthy lifestyle.+ Improve access to existing and future public transit services to provide convenient, and accessible transportation options for all residents.+ Implement strategies to address traffic congestion to improve traffic flow and reduce environmental impacts.	<p>04</p> <p>Place sticky notes here.</p>



Next Steps & Ongoing Work



August 2024

Target Submission Date for NASP Application and Technical Studies



Early 2025

Next Engagement Opportunity: City-led Engagement



Technical Studies Currently Underway

- + Transportation Impact Assessment
- + Ecological Network Report
- + Neighbourhood Design Report
- + Geotechnical and Slope Stability Study
- + Hydraulic Network Analysis
- + Environmental Site Assessment Phase I
- + Historical Resources Application
- + Parkland Impact Assessment and Community Knowledge Campus Assessment

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 Master Plan.

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 stay updated visit **West240.site**

