



STRATHMORE
WEST



Welcome to the **Strathmore West** **Area Structure Plan** **Community** **Information Session**

The ASP has been submitted to the Town for public comment and Council consideration. This is the first step in a long-term process to build new family homes and amenities for the benefit of current and future residents.

We are here today to answer your questions, listen to your feedback and provide information about the Area Structure Plan.

The Project Team



Strathmore West envisions a community where families can grow and thrive in beautiful homes and warm neighbourhoods, surrounded by natural spaces under the vast prairie sky, shared with public amenities and local businesses.

Project Team

Strathmore West Developments is owned by the same ownership group behind the De Havilland Field aircraft manufacturing site in Wheatland County.



About the Area Structure Plan

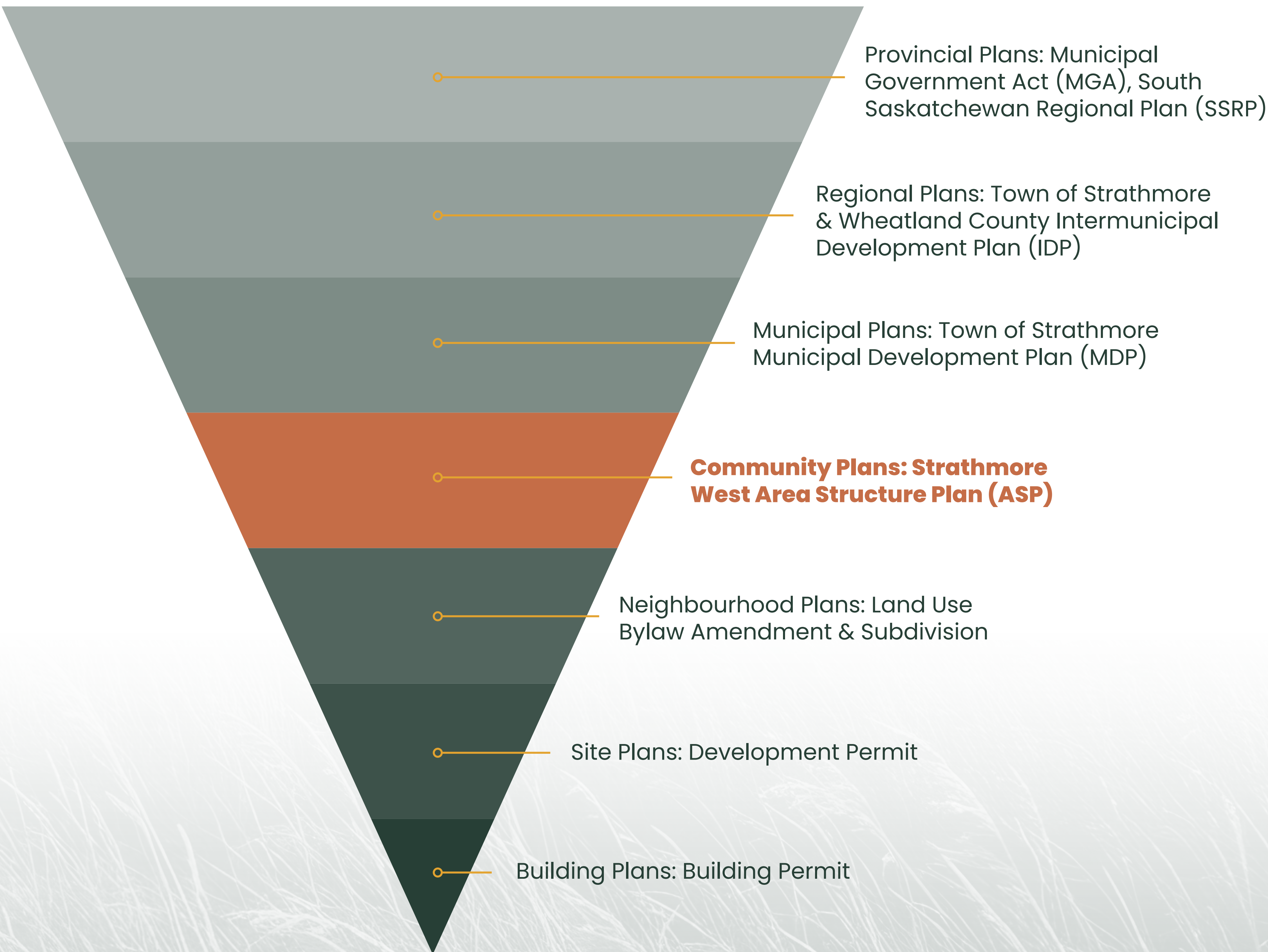


What is an ASP?

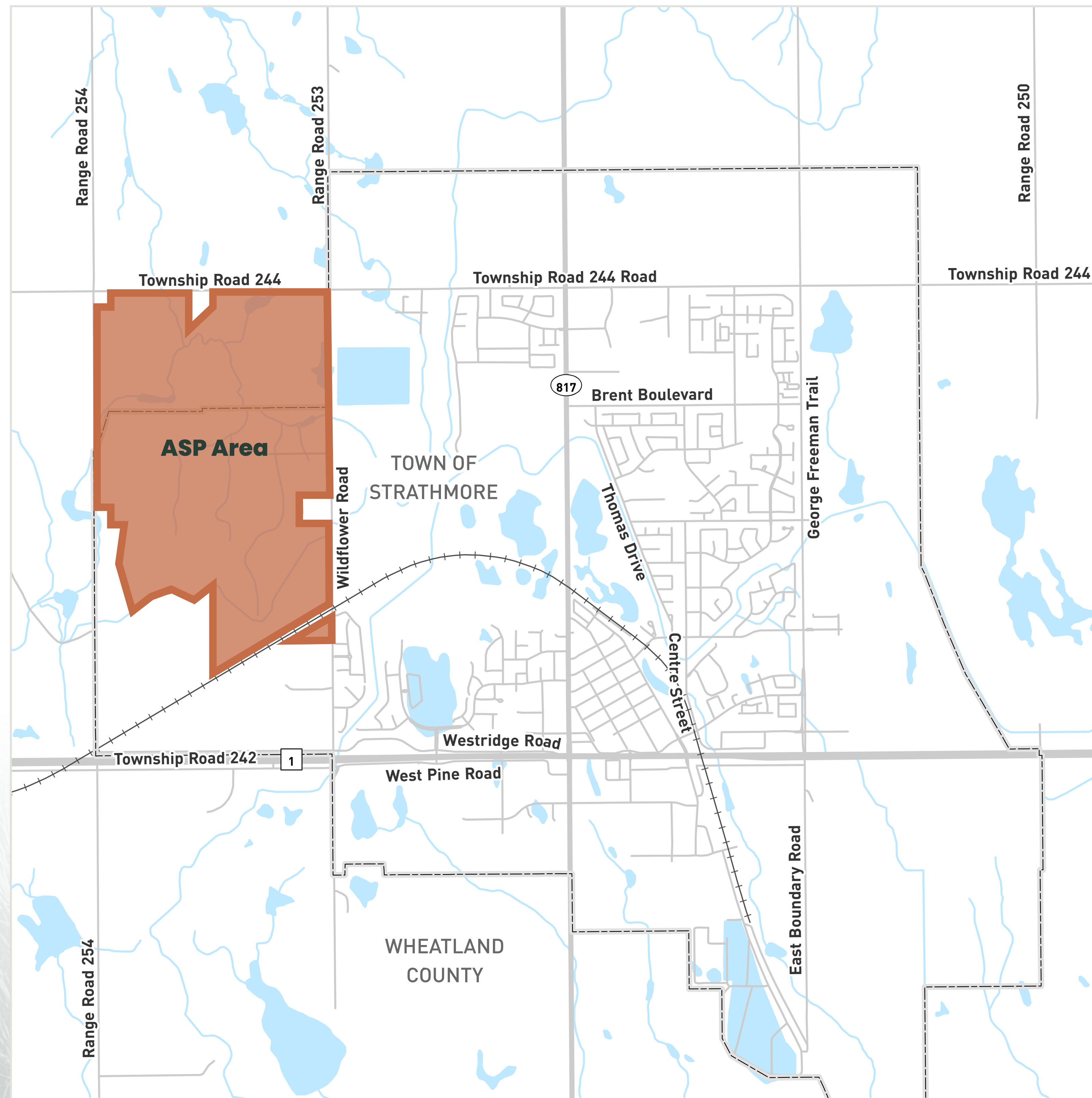
An Area Structure Plan (ASP) is a long-range planning document and is the first step in obtaining planning approval for a new community.

An ASP gives direction for more detailed subsequent planning stages such as Land Use Amendment and Subdivision applications.

Planning Hierarchy



Location

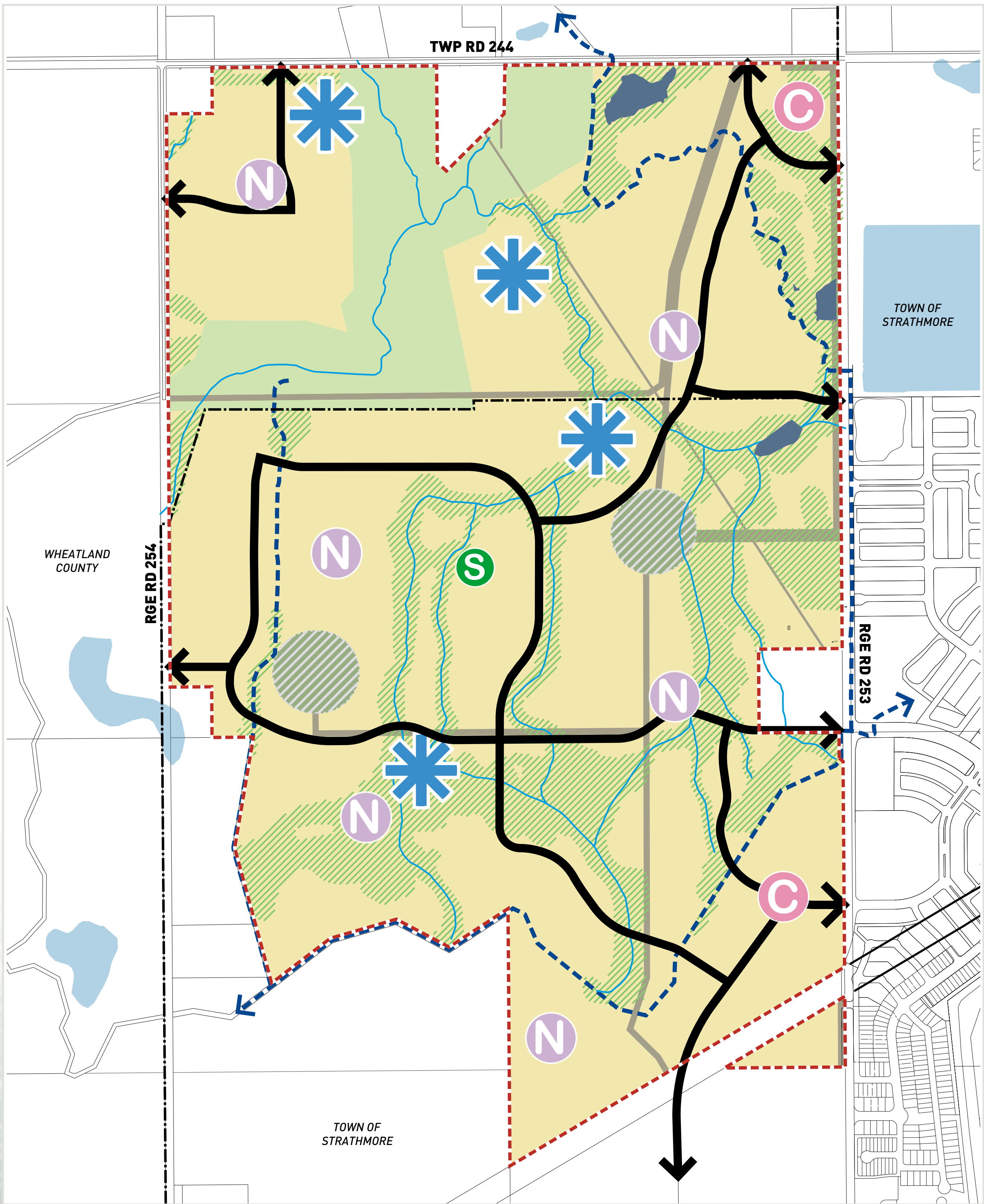


Strathmore West is located on the western edge of the Town of Strathmore. It is south of Township Road 244, west of Wildflower Road, east of Range Road 254 and is approximately 1.0km north of Township Road 242/Highway 1.

The site's location provides access to:

- + Developing communities of Lakewood Meadows & Wildflower Ranch.
- + Existing amenities.
- + Regional transportation networks, including Highway 1.
- + Local and regional employment opportunities.

ASP Concept

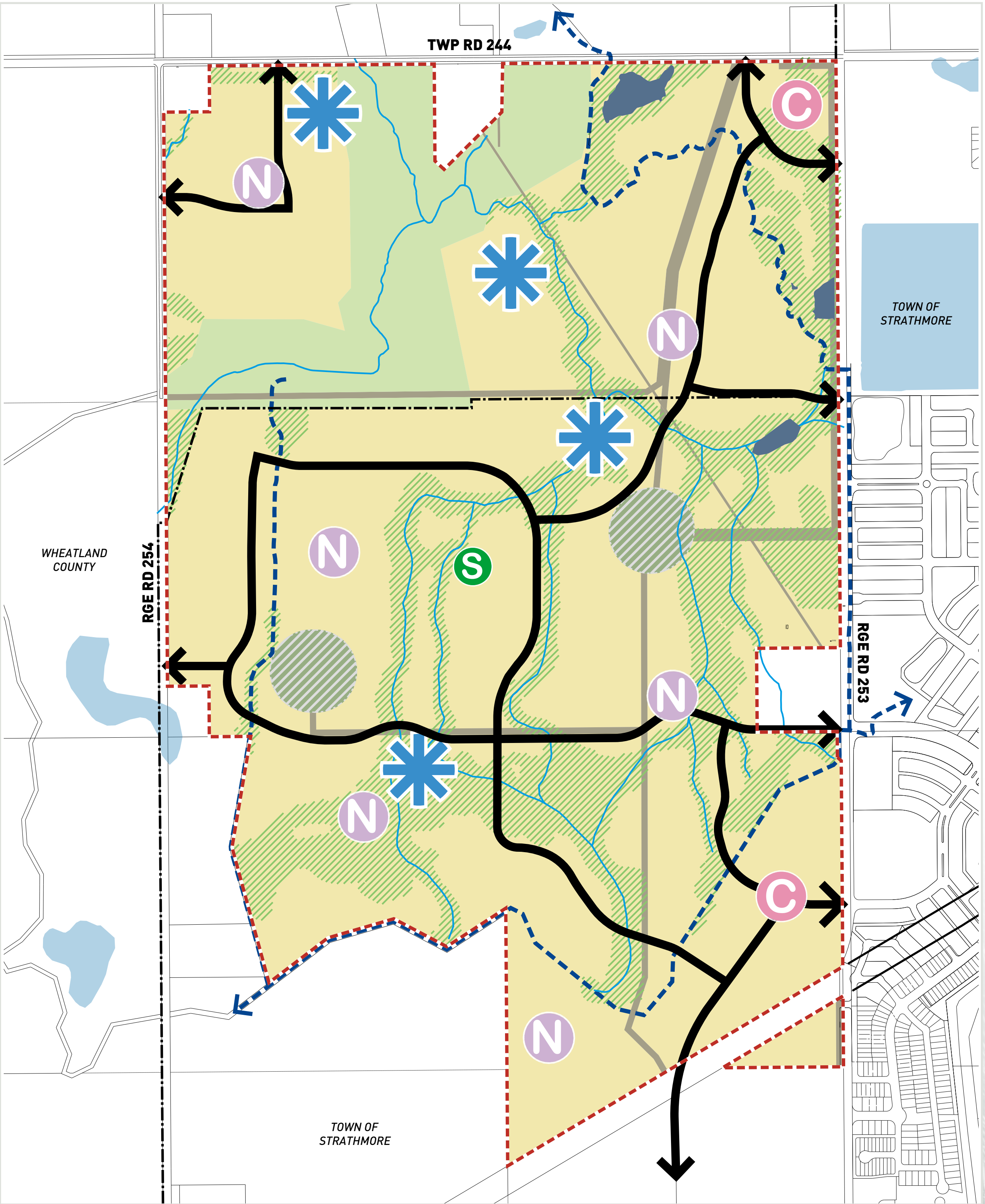


Strathmore West will be a vibrant new part of the Town of Strathmore – a community with homes, shops, services and public spaces for both current and future residents.

The community will include:

- + Connected neighbourhoods.
- + A variety of housing options.
- + Gathering places for recreation and community events.
- + Natural areas and green spaces.
- + A convenient transportation network to walk, bike or drive.

ASP Concept

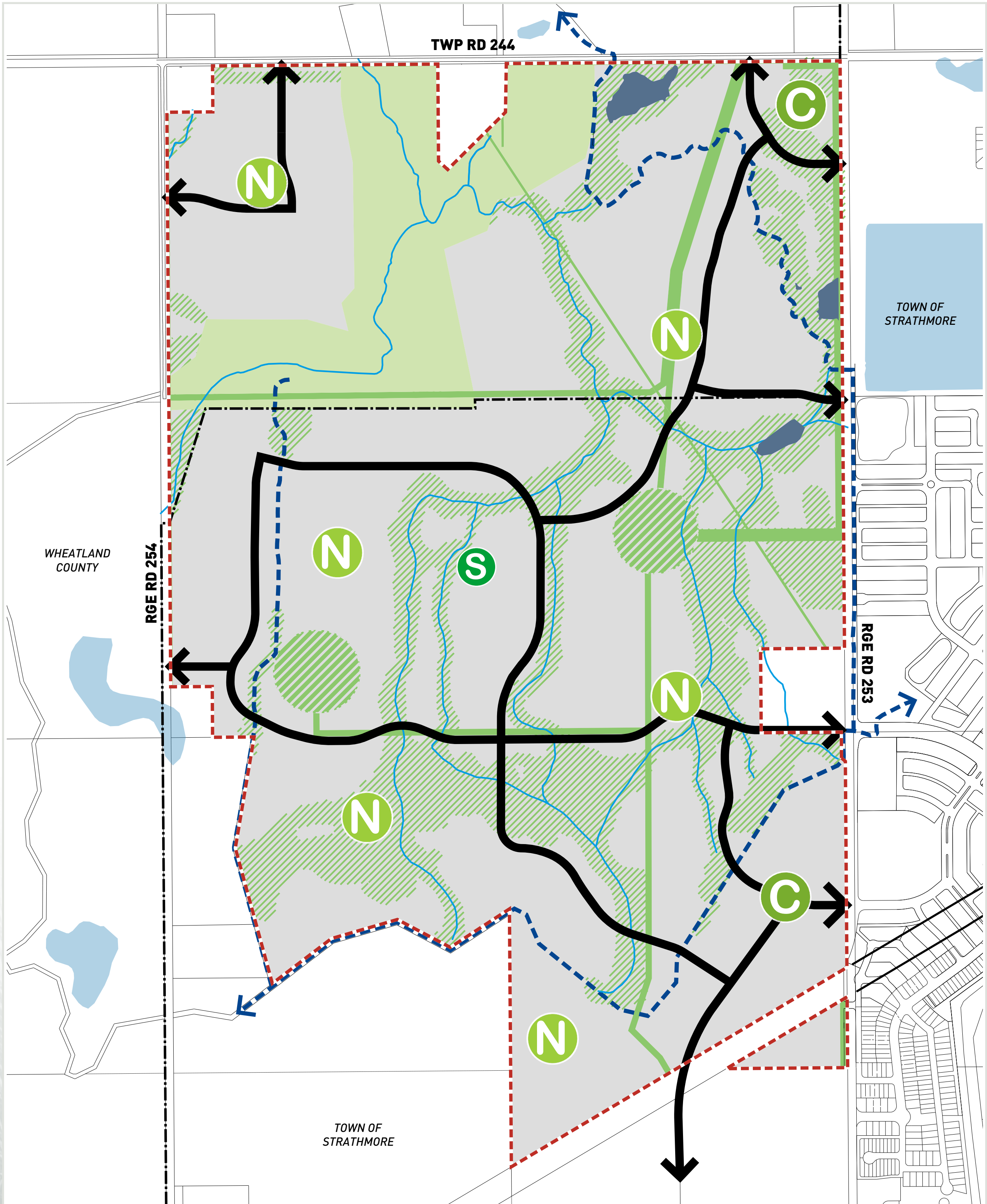


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Open Space



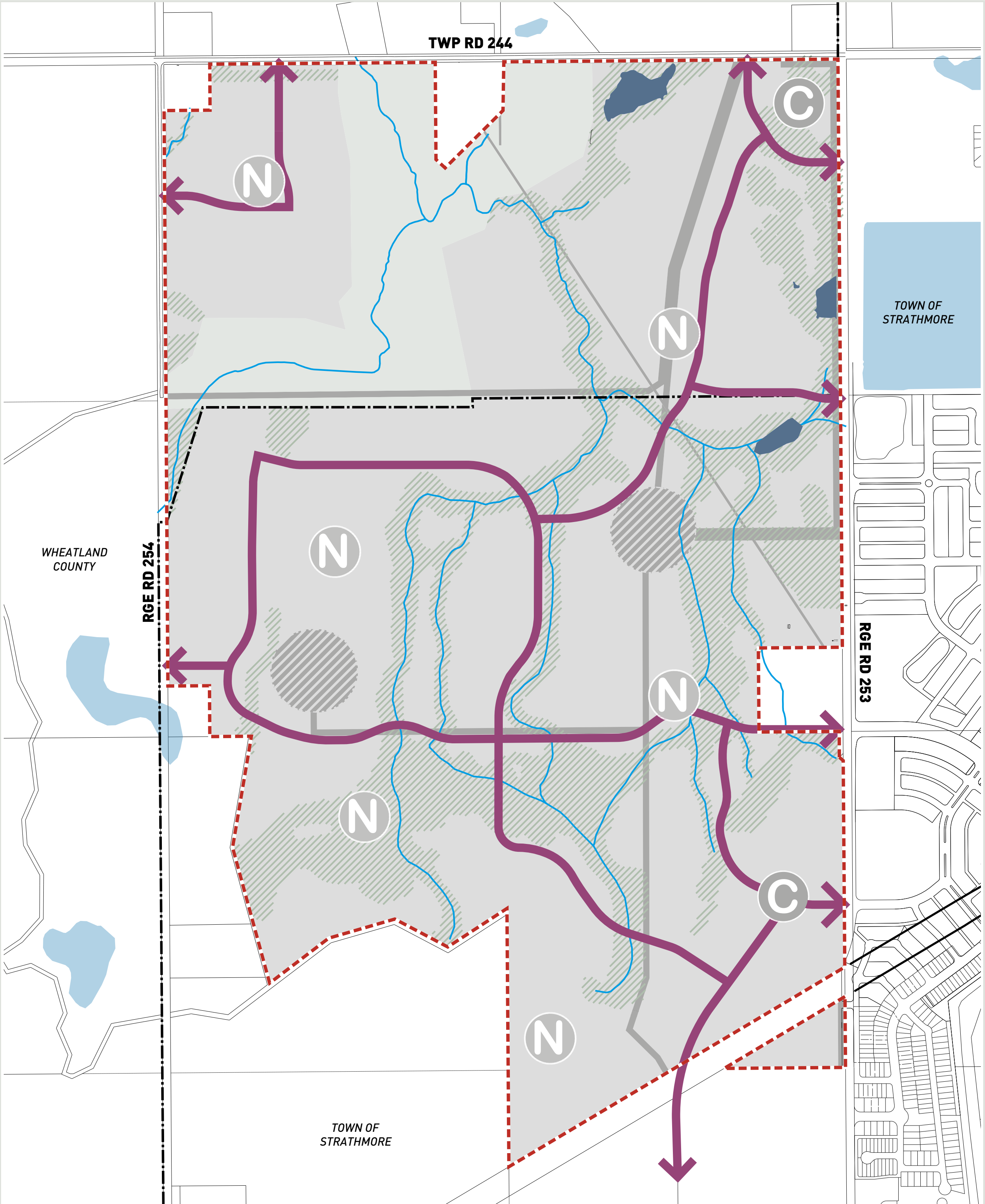
Open space destinations across the Plan Area are to support healthy lifestyles through diverse programming and the incorporation of pathways and trails.

To achieve this, the envisioned open space system is anticipated to include:

- + Local Parks.
- + Schools.
- + Crown Claimed Wetlands.
- + Western Irrigation District Canal.
- + Well Setbacks.
- + Pipeline Rights-of-way.
- + Drainage Courses.

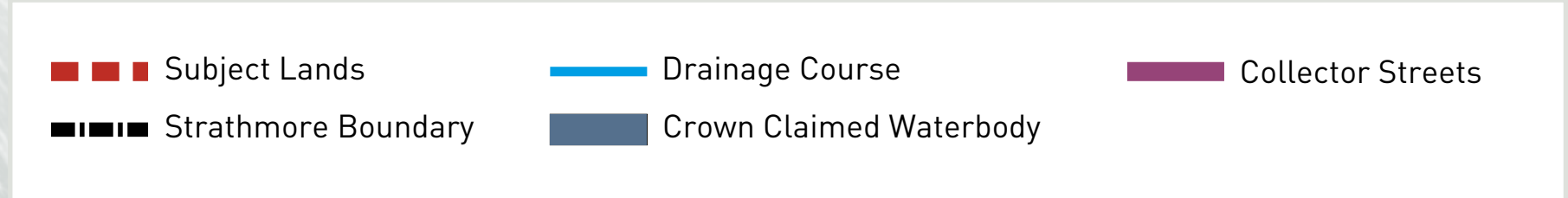
Subject Lands	Drainage Course	Utility Right of Way	Environmental Study Area	Community Node
Strathmore Boundary	Crown Claimed Waterbody	100m Well Setback	Collector Streets	Neighbourhood Node
Existing Golf Course	WID Canal (Digitized)			School Site

Transportation

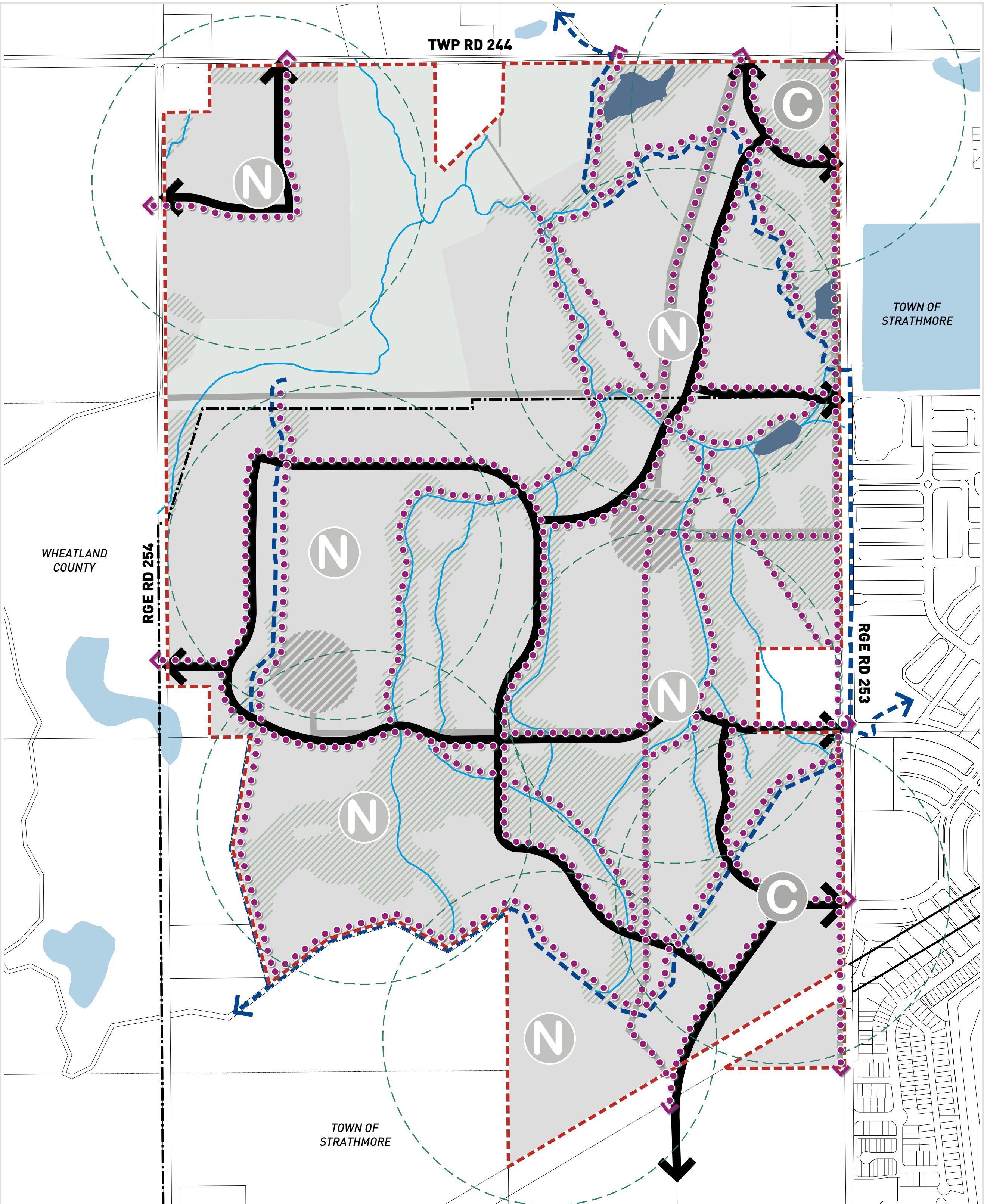


The street network for the Plan Area will integrate with the existing and future transportation network of the Town as identified in the Transportation Master Plan.

A Transportation Impact Assessment (TIA) was prepared in support of the Area Structure Plan and includes a series of recommendations to ensure the safe and efficient flow of people and goods through the new community.

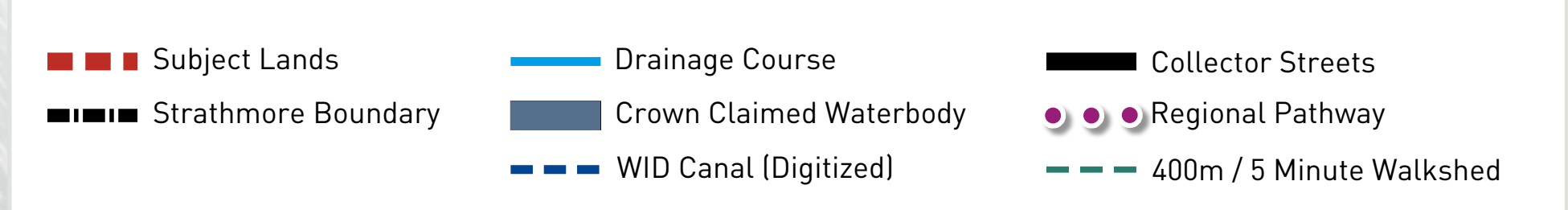


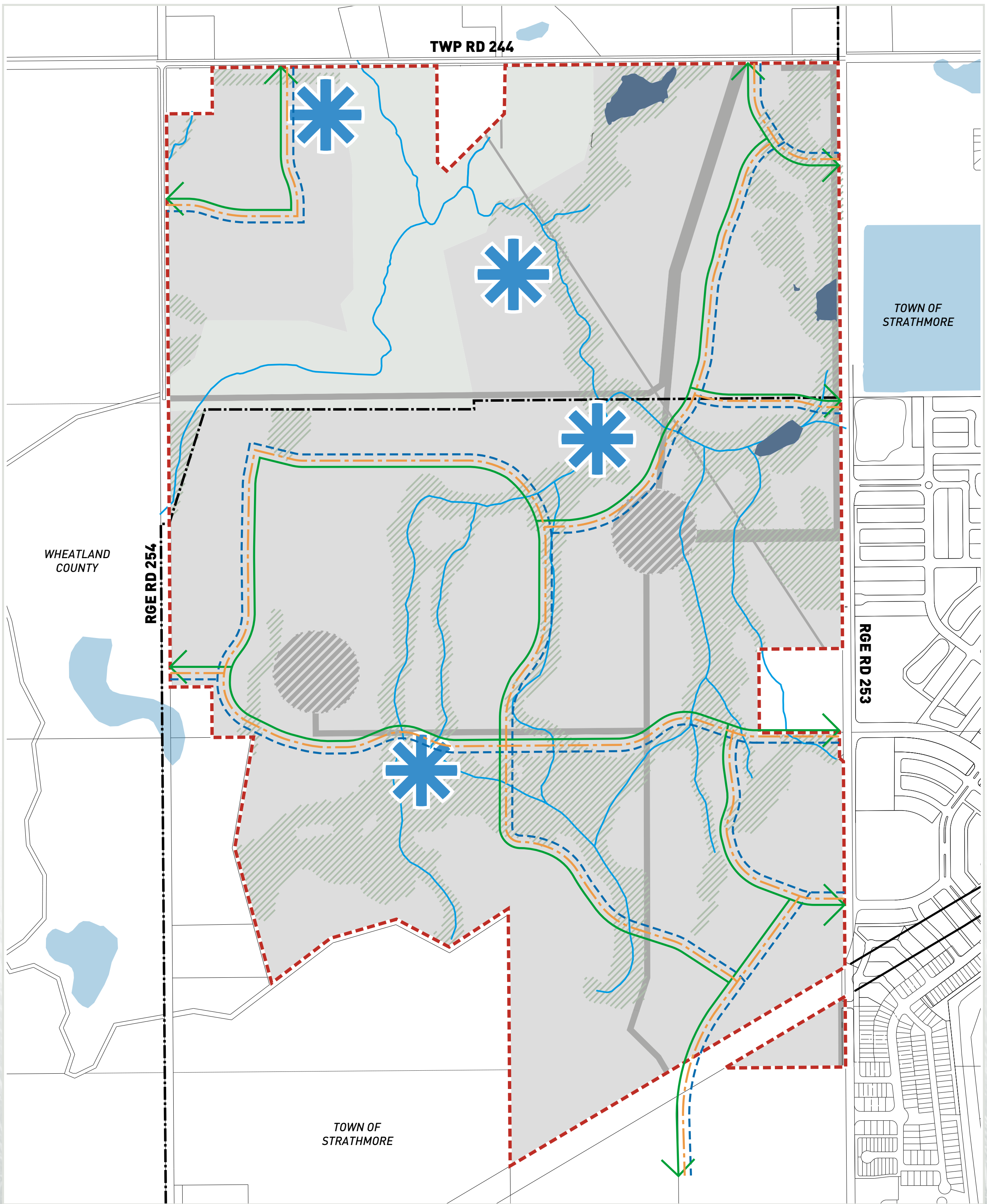
Active Transportation



The Plan will support walking and cycling through the provision of sidewalks, multi-use pathways and trails.

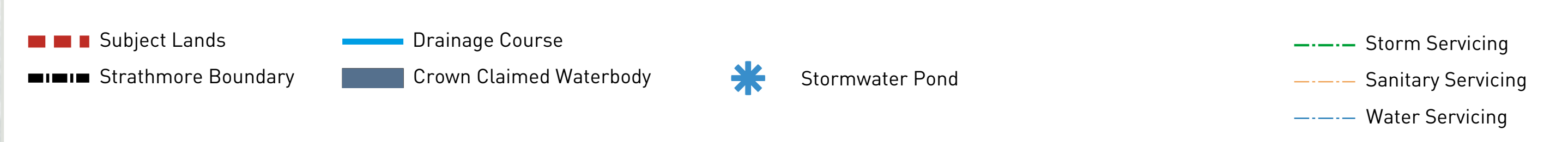
Multi-use pathways within road rights-of-way will connect to pathways within the Environmental Study Area, the pipeline rights-of-way and the irrigation canal setbacks to create a comprehensive multi-modal transportation network.



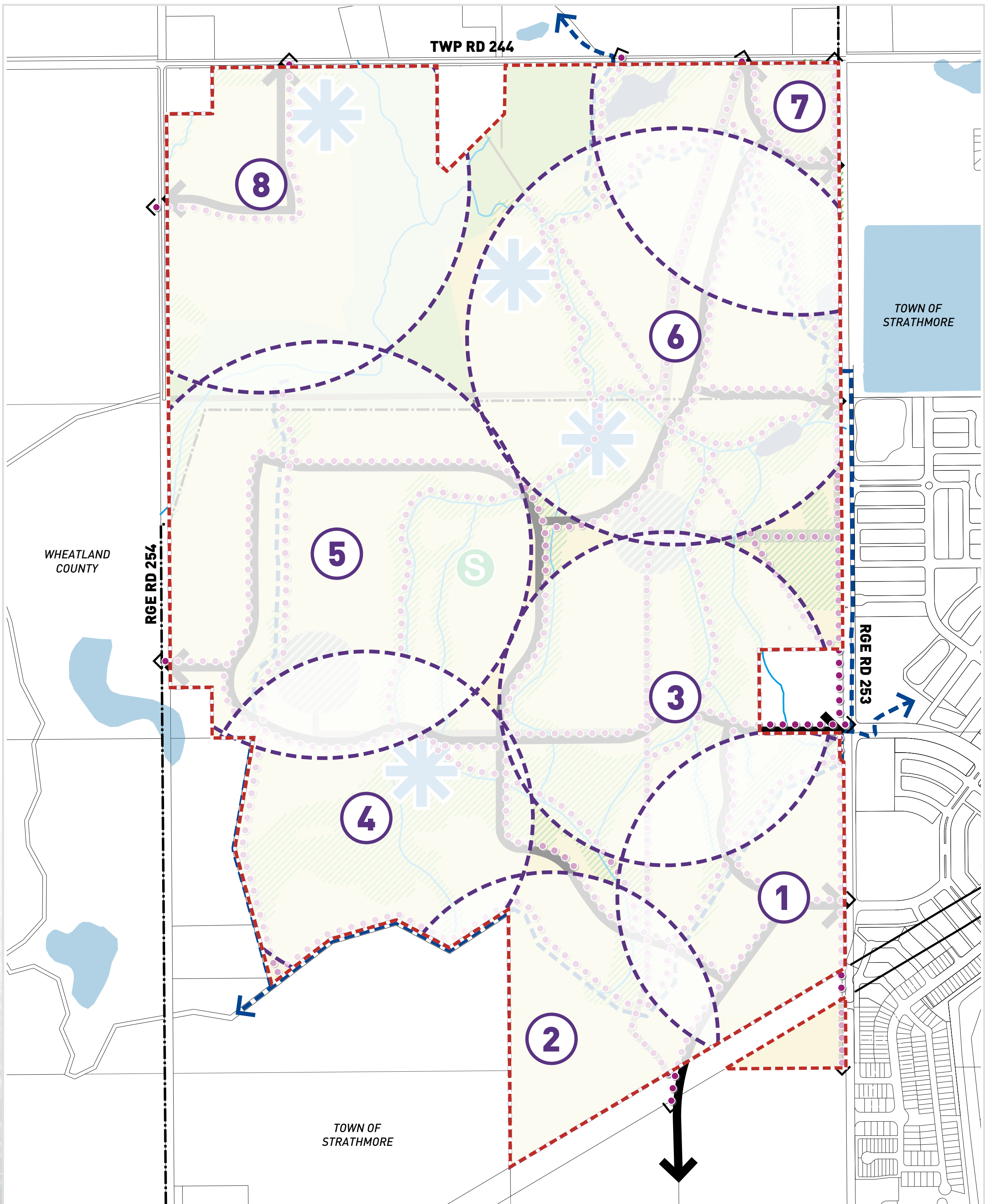


Water, wastewater and stormwater management strategies will follow the Town's Master Servicing Studies, informing capacities at full-build out.

- ✚ Water servicing will be supplied by the East Calgary Regional Waterline (ECRL); ties into Wildflower Reservoir.
- ✚ Wastewater servicing will be supported by the Town's existing Wastewater Treatment Plant (WWTP) and its established Central Trunk System.
- ✚ Stormwater runoff will be drained into a series of four ponds before being discharged into the Co-operative Stormwater Management Initiative (CSMI) regional drainage system.



Phasing



Strathmore West is anticipated to be developed in eight phases, starting from the southern-most parcels.

The order of development is based on access to current Town services and logical sequence within the context of the existing Town.

Anticipated Timeline



Winter 2025

Strathmore West ASP project starts



May 30, 2025

Strathmore West ASP submitted to the Town



June 10, 2025

Public Open House



June 2025

Town review & circulation of the Strathmore West ASP



Summer 2025

Resubmission of the revised ASP to the Town



2025

Area Structure Plan may proceed to Council for First Reading and Public Hearing

Next Steps



Thank you for participating!



Feedback received today will be shared with the Town of Strathmore in a What We Heard Report.



Please visit the website for the latest project information
www.StrathmoreWest.ca



If you have any questions or comments, please reach out to us at info@strathmorewest.ca

