

April 14, 2023

West 240

Engagement Summary – Phase 1

PREPARED FOR:

University of Alberta Properties Trust

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Land Acknowledgement

We acknowledge this traditional land within Treaty 6 Territory. We honour the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries including Cree, Dene, Saulteaux, Nakota Sioux and Blackfoot peoples. We also acknowledge this as the Métis' homeland and the home of the largest concentration of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all our collective, honoured traditions and spirits to work in building a great city for today and future generations.



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1.0 INTRODUCTION

The University of Alberta Properties Trust (UAPT) is creating a Conceptual Master Plan to guide the development of West 240, a parcel of land located between the communities of Grandview and Lansdowne, and between Whitemud Creek and 122 Street.

UAPT is in the earliest stages of exploring what the development of West 240 may include, and has started engagement with area residents, The City of Edmonton, local Community Leagues, and the UAPT Board.

Public engagement started in March with two public houses on March 2 and March 22, 2023, as well as an online survey running from March 2 to March 31. The events introduced the project and the early vision and guiding principles for developing West 240. Over 200 people attended the events, and we received 113 online survey responses. Participants were asked to provide their feedback on development and share their vision for the future of West 240. This report summarizes the feedback we received from the public during the first phase of engagement.





2.0 WHAT WE HEARD



Feedback was collected via sticky notes collected at the open house, personal face-to-face discussions with event facilitators, and through the online survey responses. The engagement boards and the online survey asked participants to imagine the future of West 240 and share their vision.

Comments received were read by the project team, coded by design topic, and summarized to reflect the tone and sentiment of the public feedback. The themed design topics are the basis for the qualitative discussion of this report, **Section 3 – What We Heard – Detailed Discussion**.

Overview of community feedback:



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.

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.

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.

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 frequency of similar comments provided is represented by the qualitative analysis provided in **Table 1: Themes and Topics**. Frequent themes were categorized into design topics

Table 1: THEMES AND DESIGN TOPICS

Theme	Design Topic	Frequency of Mentions
Urban form	Built form	High
	Services and different uses	High
	Densification	Medium
	Interface and site borders	Medium
Public spaces	Trails	High
	Programming	High
	Open space	High
	Recreation	Medium
Area context	Natural features	High
	Whitemud Creek and ravine	High
	Wildlife	Medium
Mobility	62 Avenue	High
	Roads	High
	Active Transportation	High
	Transit	Low
Quality of life	Aging in place	Medium
	Families and schools	Medium
	Safety	Low
	Sense of community	Low

3.0 WHAT WE HEARD – DETAILED DISCUSSION



3.1 Urban Form

Comments grouped under the topic Urban Form described the types of buildings, land uses, heights and densities participants want to see developed at the site.

Participants enjoy the character of the surrounding communities and expressed desire that future development is sensitive to the neighbourhoods on either side of West 240. Participants generally expressed support for residential development at the site and acknowledged the importance of offering a diversity of housing options to accommodate different stages of life. Key topics in this theme are:

Built Form | Services and Amenities | Densification | Site Borders

- 1 Housing is needed more than commercial and retail development.
- 2 Keeping housing character like adjacent communities.
- 3 Please try to design a unique community that does not look like those in the suburbs. Draw upon flanking neighbourhoods for architectural inspiration.



Built Form: Participants felt that adjacent neighbourhood character should be maintained in the future. Stakeholders felt this could be achieved by providing similar housing and roads character to neighbouring communities, honouring the history of the area, or maintaining the sense of openness by respecting heights and views.

Some participants supported mixed densities that include opportunities for low-density, single family housing options. While there was support for providing a diversity of housing types, many expressed that low-rise developments, limited to 6-storeys or less, is the ideal intensity.

Densification: Participants had opinions on densification and wanted to avoid any negative effects of densification on the character of the adjacent neighbourhoods. Some participants mentioned they would like to see a transitioning of land uses from low-density to high-density along the edges where it abuts existing development. Some participants felt that a positive effect of densification of West 240 is that it may alleviate pressures to infill in adjacent neighbourhoods, and that recent infill in adjacent communities had not been sensitive to the architectural character of the neighbourhood.

Many comments supported sensitive densification, identifying the benefits of offering a diversity in housing choice for newcomers, students, and seniors.

Services and amenities: Participants had ideas and opinions on the types of services and amenities they want to see in West 240. Participants suggested a neighbourhood grocery store while expressing preference for small scale commercial use with local retail opportunities and boutique options. It was suggested that 122 Street might be more viable for certain commercial uses.

Some participants expressed the opinion that housing is needed more than commercial and retail development. Those who expressed interest in retail or commercial uses supported smaller scale services such as local cafes, small grocers, and community services.

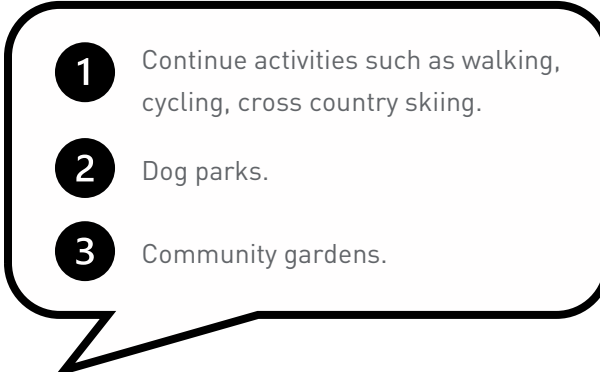
Interface and site borders: Some participants expressed a preference that the site be developed with a green space or buffer on the edges adjacent to existing neighbourhoods. Others felt that the north and south borders should be developed as single-family residences, matching their neighbours. There was support for more intensity along 122 Street or at the interior of the site. Most comments expressed that any development of the site must be sensitive to adjacent communities.

3.2 Public Spaces

Comments grouped under the topic Public Spaces described the types of spaces the community would like to see developed at West 240.

Participants want to be able to continue the outdoor activities that they have historically been able to pursue in the area, and mentioned walking trails, dog parks, and community gardens as community features. There was a sense of maintaining the natural character of trails over programmed pathways. There were many mentions about urban agriculture opportunities and ways to recognize the site's agricultural legacy. Key topics in this theme are:

Trails | Programming | Open Space | Recreation

- 
- 1 Continue activities such as walking, cycling, cross country skiing.
 - 2 Dog parks.
 - 3 Community gardens.

Trails: Participants suggested multi-modal trails, walking trails and access to the ravine / creek, including long trails that are not beside busy roads. It was suggested that the Project could consider the key walkways already in place enjoyed by the community and how they can be enhanced. Some participants suggested trails near Whitemud Creek might be gentle, more natural connectors that are not wide, paved trails. The community expressed strong support for maintaining and enhancing connections to the site.

Programming: Participants had many ideas about how public space could be programmed. There were many mentions that public spaces could be used to celebrate the sites legacy through urban agriculture, cross country skiing, and existing trails. Participants would like to see public and rental community gardens. There was indication this can link to agricultural legacy. Several participants suggested dog parks and off-leash dog parks.



Open Space: People commented on the sense of loss they will feel with any development of the farmland and spoke of preserving some of the open space they had previously used for dog walking, cross-country skiing, and a sense of place. Several participants commented that West 240 is a unique open space in the centre of the city, and that the plans could include areas of open space. These spaces could encourage outdoor activities and include passive parks and smaller places to sit and talk. Some participants said specifically that there should be no development of the land.

Recreation: Many participants looked for recreational activities that reflect how they currently use the land – walking, cycling, cross-country skiing. Participants also suggested promoting health through environmental design, outdoor sports spaces, a playground spray park, swimming pool. Community centre and open water for birds and skating in winter.

3.3 Area Context

Comments grouped under the topic Area Context described participants feedback on the current site conditions. The communities surrounding West 240 enjoy the expansive open space providing views, recreation, and natural amenities.

Participants spoke often about the importance of preserving natural features within the West 240 lands and protecting the sense of openness. They emphasized their current enjoyment of the natural features and topography and expressed a strong desire for a sensitive interface with existing neighbourhoods. Participants stressed the importance of public access to Whitemud Creek and the ravine, incorporating natural trails over programmed pathways. Key topics in this theme are:

Natural Features | Whitemud Creek and Ravine | Wildlife.

- 1 Public access to the Whitemud Creek and the ravine is important.
- 2 Keep the natural topography and trees to the south and west.
- 3 The Project area is currently an oasis for wildlife.

Natural Features: Participants asked how we can best take advantage of the existing beauty of the area and gave feedback that wetlands and treed areas should be preserved, and that the trees and bush to the west and south should not be removed. Participants suggested natural buffer zones between the edges of West 240 and adjacent areas.

Participants communicated that the natural topography of the Project area was a key characteristic that should be preserved in future land use. Participants spoke about preserving the elevated areas and noted low-lying areas fill with water and create temporary ponds.

Whitemud Creek and Ravine: Participants emphasized the importance of the interface with the creek and ravine and that public access should continue. Some suggested that a park should be created along



Whitemud Creek on top of the bank. One participant commented that as wheelchair access to Edmonton's natural spaces is limited, it would be good to see an accessible path on the top of the creek bank. Another participant specifically suggested the creation of a community park along the ravine for the people of the community and that a key consideration should be "Share the View" meaning that prime views should not be developed for a particular demographic but remain public. Many comments expressed the importance of protection and preservation of the ravine.

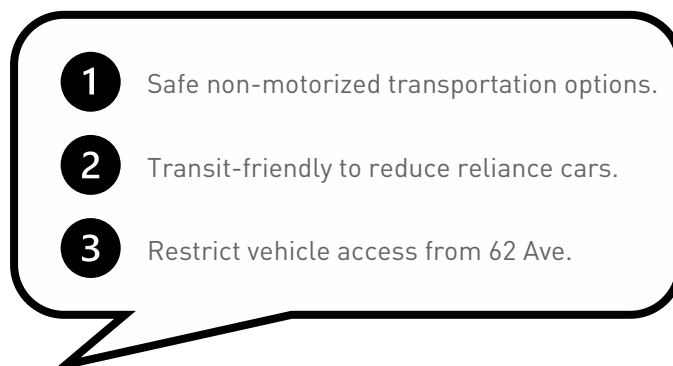
Wildlife: Many participants commented that the Project area is a green gem and an oasis for wildlife and ecological cohabitation should continue, perhaps with green connection interventions that can facilitate wildlife corridors and ecological connections. Participants specifically mentioned coyotes, migration paths for wildlife as part of the River Valley corridor and birds, particularly stopover geese on migration paths.

3.4 Mobility

Comments grouped under the topic Mobility described how participants want to access and move within the site.

Participants envisioned a variety of sensitive transportation options to West 240 and within. Pathways and facilities to accommodate non-motorized traffic were frequently mentioned. Participants felt that connections to existing communities should primarily be pedestrian and cycling connections. There was concern about increased traffic volumes and vehicular connections to 62 Avenue. Key topics in this theme are:

62 Avenue | Roads | Active Transportation | Transit

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- 1 Safe non-motorized transportation options.
 - 2 Transit-friendly to reduce reliance cars.
 - 3 Restrict vehicle access from 62 Ave.

62 Ave Access: Participants commented that West 240 should not be accessible from 62 Avenue by cars, only via non-motorized connections. Participants further commented that there should not be construction access from 62 Avenue and that construction access should be from 122 Street. There is concern that new development will increase the traffic in existing communities.

Roads: Participants spoke of maintaining the current traffic volumes on 62 Ave and mitigating traffic impacts on neighbouring communities. Participants would like to see roads that are sensitive to existing neighbourhood character. Participants would like to see the traffic from West 240 directed onto 122 Street. There was support expressed for multi-modal streets being included in the new development.

Active Transportation: Participants want to see safe cycling options within and connecting communities, including cycle routes connecting Lansdowne, West 240 and Grandview. Participants suggested cycle lanes



separate from cars, and pathways and facilities that truly accommodate non-motorized traffic. There was strong support for increased trails, pathways and pedestrian connections. Participants want to ensure they maintain access to the site, the ravine, and new amenities.

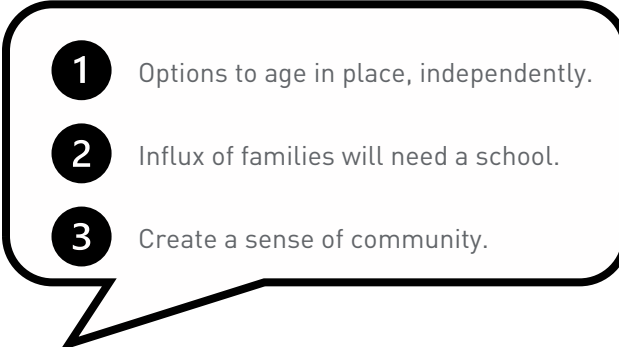
Transit: Participants want public transit stops in West 240 so that there is less reliance on motorized traffic, with accessible and senior oriented transit a part of the mix. While transit was not frequently mentioned, it was consistently mentioned as a positive opportunity for the site and surrounding communities.

3.5 Quality of Life

Comments grouped under the topic Quality of Life described community conditions that need to be considered when developing West 240 to help continue or enhance community features enjoyed by residents.

Participants asked about providing options to age in place in West 240 and spoke about providing safe cycling and walking experiences for all ages. Participants wondered about school capacity and suggested a community centre or hub. Key topics in this theme are:

Aging in Place | Families and Schools | Safety | Sense of Community | Sustainability

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- 1 Options to age in place, independently.
 - 2 Influx of families will need a school.
 - 3 Create a sense of community.

Aging in Place: Participants communicated that they want to see intergenerational living and housing for seniors, specifically options for aging in place so that seniors can be part of the community with accessible purpose-driven housing including suggestions for senior-friendly alley housing and bungalows for accessibility. Participants spoke also of an area walkable for seniors with benches and resting areas.

Families and Schools: Participants commented that local schools were fully enrolled and asked about a school and a childcare centre to service families that move into the area. Participants asked about the student catchment for the area, whether additional population and development would mean a new school is needed due and how that will impact the existing schools in Lansdowne and Grandview.

Safety: Participants provided feedback on different aspects of community safety. Some noted that the clay soils and old mine shafts might be a problem for construction. Participants spoke about pathways separated from motorized traffic so people can safely walk, bike, ski, or skateboard. Lastly, safety to participants means secure places to store bikes and other non-motorized mobility.



Sense of Community: Some participants focused on a community hub facility as part of any plans. They mentioned specific structures like a community centre and commented on the type of community West 240 could be – active and social. To some participants, a sense of community means affordable, accessible homes.

Sustainability: Sustainability and environmental considerations were frequently mentioned. Sustainability was highlighted as an important consideration when developing the site. Mentions of sustainability also included preserving the natural features, consideration to wildlife and fostering green space. There were specific mentions of net zero homes, geothermal and solar opportunities.



4.0 FREQUENTLY ASKED QUESTIONS

The project team appreciates the strong participation at the two open house events and through the online survey.

In addition to design feedback, we received many comments and questions on the project, process, and decision to develop. We will prepare responses to the frequently asked questions we received through engagement and share it back through the project website and at future engagement events. Below is a summary of the list of questions and comments we received about the project generally.

Why was the decision made to develop West 240?

The University of Alberta Properties Trust (UAPT) was formed by the University of Alberta to develop or re-develop lands deemed by the University as not central to its academic mission of teaching and research.

The University of Alberta decided to transfer the West 240 lands to the Trust for development.

What is a leasehold development?

Most land in Edmonton is freehold title. In other words, the homeowner, owns the land and the house.

Leasehold developments lease the land portion for a long period, in this case 99 years, to the homeowner or landlord. The value and use of the land is virtually the same as freehold.

Who benefits financially from the development of the site?

The University of Albert benefits financially from the development of this site.

UAPT has been entrusted with the responsibility of developing exceptional properties owned by the University. The UAPT distributes net revenues back to the University of Alberta, contributing to its long-term sustainability.



How does UAPT engage with the adjacent communities on an ongoing basis? Can the UAPT form a committee of neighbourhood representatives?

UAPT regularly engages with the surrounding communities and has been working with the South Campus Neighbourhood Coalition since 2012 to facilitate collaborative and productive dialogue on development at the South Campus site. The coalition consists of representatives from Aspen Gardens, Belgravia, Grandview Heights, Lansdowne, Lendrum, Malmo Plains, McKernan, and Parkallen. The group meets four times a year.

Is it possible to create a design concept in 6 months? The timeline seems too compressed and there is doubt that the plan isn't already formed.

The design concepts for a Master Plan can be created relatively quickly. This phase of a project is still highly conceptual. Following the completion of the Conceptual Master Plan, UAPT will begin detailed land use work in preparation for an application to the City of Edmonton. The concepts will continue to be refined throughout the development process.

How will community feedback influence the design?

UAPT is committed to a robust and transparent engagement process to inform how the West 240 lands should be developed. There will be opportunities for neighbouring residents to provide their input throughout the development of the Conceptual Master Plan. Public engagement, along with input from various stakeholders such as the City of Edmonton, local Community Leagues, and the UAPT Board, will help inform the final Master Plan concepts.

Will the project include Indigenous Consultation?

Yes, UAPT has completed some consultation and is exploring additional avenues to consult with Indigenous communities.

Does this project conflict with any process to turn the River Valley into a Federal Park?

No. This project will have no impact on any process to federalize the river valley.

How were residents notified about the event?

The March 2 event was advertised through an unaddressed postcard delivered by Canada Post, emails to the Community Leagues, notices to the UAPT subscriber list and advertised through the project



website. The March 22 event was advertised through a hand-delivered postcard, community signage, road signage, emails to subscribers lists, emails to the area community leagues, and advertised through the project website.

Note: Feedback about the process included comments that attendees did not receive the mailout to notify them about the March 2 event. The project team learned that some residents did not receive the postcard mailer delivered through Canada Post. As a result, UAPT held a second event on March 22 and hand-delivered notifications and added road signs to help advertise the event.

Will agricultural research continue at the U of A? How much longer will agricultural research continue at this site?

Yes, the Agricultural, Life and Environmental Sciences Faculty will continue to undertake and support research. The U of A and the Faculty of ALES will plan for the eventual relocation of research and faculty activities that currently take place on West 240.

Will there be future opportunities for engagement?

Yes, we will continue to engage with the community throughout the development of the Conceptual Master Plan. Our next engagement events will share early draft concepts. There will be more opportunities for engagement during a formal City of Edmonton application process that will occur in 2024.



5.0 NEXT STEPS

UAPT appreciates the feedback received during the first phase of public engagement. Public feedback, in addition to inputs from other stakeholders, will inform the design of draft concepts for the West 240 Master Plan. Our next public engagement event will be held in Spring 2023 and will share early draft concepts with the community.

Please continue to visit the project website for project updates or to contact the project team. We will continue to document and respond to all questions and comments. Thank you for your participation in the process.

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www.West240.site