

August 2023

---

# West 240

Engagement Summary – Phase 2

PREPARED FOR:

University of Alberta Properties Trust

[bastudios.ca](http://bastudios.ca)





## 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 people 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.*



## CONTENTS

<b>1.0 INTRODUCTION .....</b>	<b>1</b>
<b>1.1 Phase 1 Public Engagement .....</b>	<b>1</b>
<b>2.0 PHASE 2 PUBLIC ENGAGEMENT.....</b>	<b>3</b>
<b>3.0 WHAT WE HEARD .....</b>	<b>4</b>
<b>3.1 Residential Land Uses .....</b>	<b>4</b>
<b>3.2 Village Square .....</b>	<b>6</b>
<b>3.3 Open Space .....</b>	<b>8</b>
<b>3.4 Connections.....</b>	<b>10</b>
<b>3.5 General comments .....</b>	<b>11</b>
<b>4.0 NEXT STEPS .....</b>	<b>12</b>



## 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.

A Conceptual Master Plan 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 West 240 may include, and has started engagement with area residents, The City of Edmonton, local Community Leagues, and the UAPT Board.

### 1.1 Phase 1 Public Engagement

Public engagement started in March with two open houses on March 2 and March 22, 2023, as well as an online survey running from March 2 to March 31. Over 200 people attended the events, and we received 113 online survey responses. The events introduced the project and gathered community feedback on the early vision and guiding principles for West 240. We asked participants to provide their feedback on the proposed development and share their vision for the future of West 240.





## What we heard in Phase 1:

**Sensitively** integrate new development with the existing communities.

- Bring in thoughtful density to create vibrancy while respecting existing community character.
- Provide diverse housing choices 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 paved and natural trails for biking and walking.

**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.

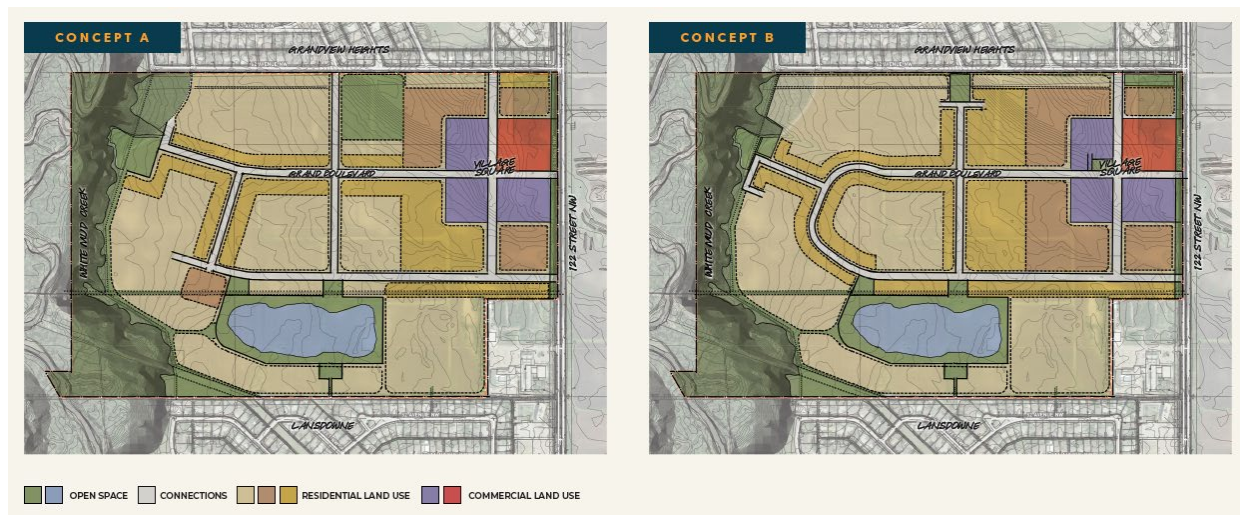
## 2.0 PHASE 2 PUBLIC ENGAGEMENT

Two draft concepts were prepared following the first phase of engagement. The early concepts are guided by input from stakeholders, City of Edmonton policy, and best practices in urban planning and design. The draft concepts were shared at the public open house on June 7, 2023.

The draft Concepts, Concept A and Concept B, use the building blocks of land use (commercial, residential), connections (road and pathway), and open space to shape the potential development of West 240. Each building block can be combined in different ways creating multiple versions of a community.

We asked participants to review the two concepts and share their feedback on what elements they like, what can be improved and what might be missing. An online feedback form was made available at the open house, through the project website, and promoted through the community leagues. We had over 175 people attend the open house, 93 submitted feedback forms, and we received several emails from residents. 92% of the feedback received was submitted by Grandview Heights or Lansdowne residents. This report summarizes the feedback we received during phase 2 engagement on the draft concepts.

**Figure 1 – Draft Concepts June 2023**



### 3.0 WHAT WE HEARD

We asked participants to provide comments on the building blocks that form the draft concepts.

#### 3.1 Residential Land Uses

We received comments during phase 1 engagement that informed design direction on the residential land uses and built forms for the draft concepts. Feedback included:

- Preference for housing rather than commercial and retail development.
- Keeping housing character like adjacent communities.
- Transitioning land uses from low-density near existing neighbours to higher density in the middle and along 122 Street NW.
- Single-family development along the north and south edges to match existing communities.

Figure 2 – Residential Land Use Concept June 2023





We asked participants how well the concepts address the phase 1 feedback:

Extremely well	4	4%
Moderately well	32	36%
Not well	29	32%
Not at all	12	13%
Unsure	13	14%

#### *What people liked*

Participants appreciate the gradual increase in density across the site. Participants like the lower density residential adjacent to existing homes and prefer a single, detached form along the borders. Feedback generally supports the placement of the higher-density residential along 122 Street and the interior of the site.

#### *Community Concerns*

Participants are concerned about the heights and increased density of the proposed development. Residents feel that the built form should match existing homes and that higher density forms should be limited. If higher density building forms are included, they should not impact sight lines for existing homes.

There were a few comments about the need for housing and supporting more residential density. However, most participants want to see less density overall.

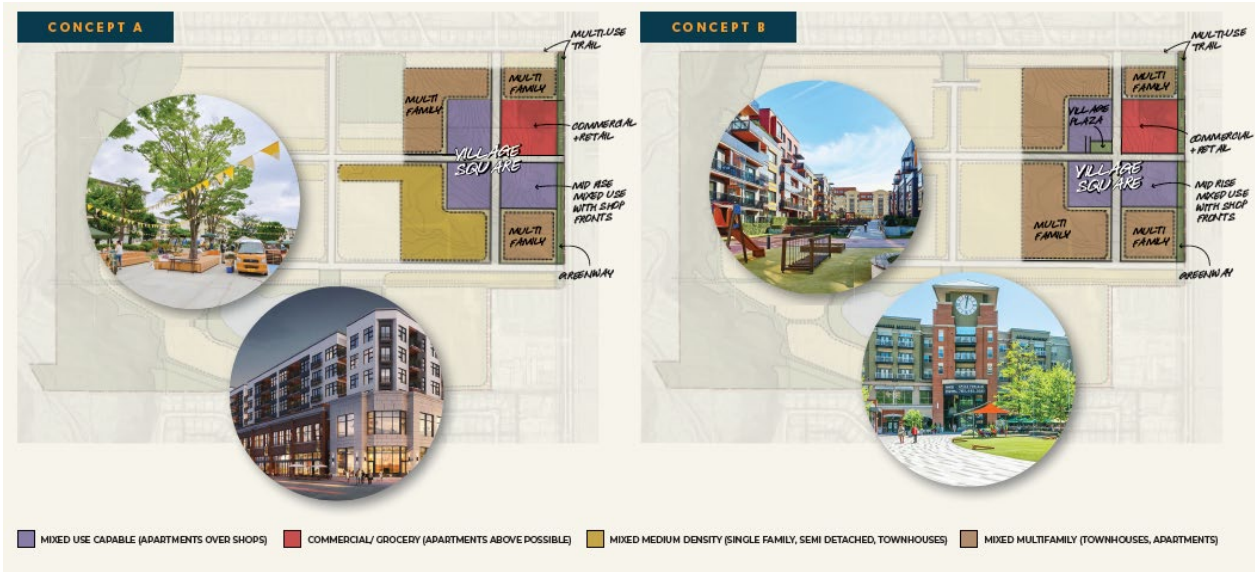


### 3.2 Village Square

We received comments during phase 1 engagement that informed design direction on the village square and commercial uses for the draft concepts. Feedback included:

- Preference for light-touch commercial uses such as a neighbourhood grocery store.
- Support for local and community service retail opportunities.
- Locating higher intensity uses along 122 Street NW and away from existing residences.

Figure 3 – Village Square Concept June 2023



We asked participants how well the concepts address the phase 1 feedback:

Extremely well	15	17%
Moderately well	46	51%
Not well	13	14%
Not at all	7	8%
Unsure	9	10%

*What people liked*

There was support for the village square and the proposed mixed-use. Residents support the location along 122 Street and interior of the site, along with its walking and biking access. Residents are keen to see community amenities like a local grocery store as part of the commercial uses.



*Community Concerns*

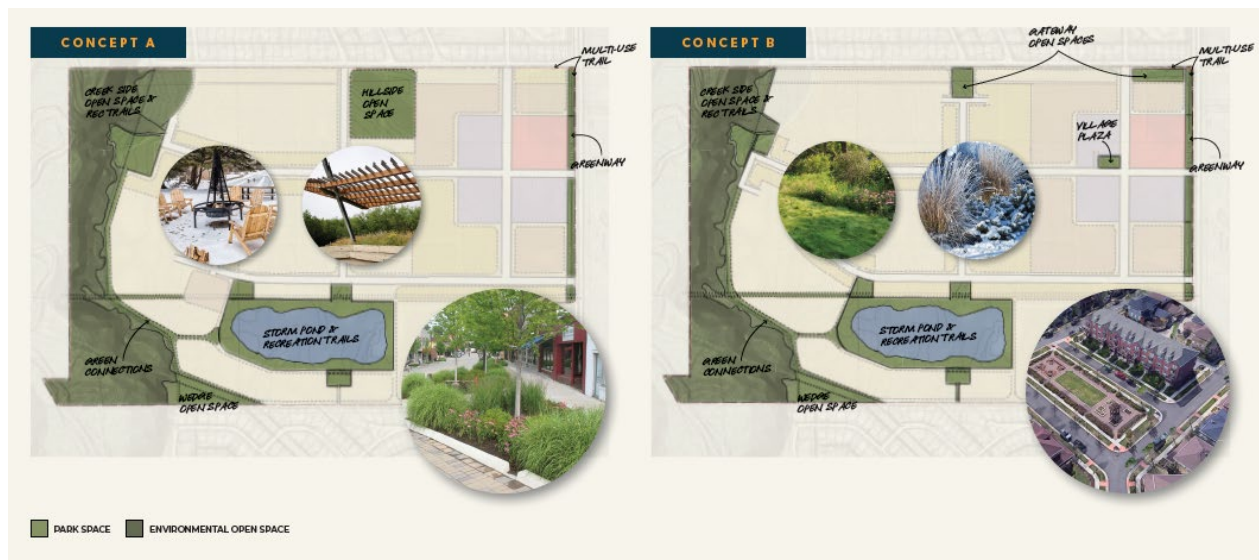
There are concerns about the viability of the proposed commercial, with questions on whether there is a demand for more commercial space.

### 3.3 Open Space

We received comments during phase 1 engagement that informed design direction on the open spaces for the draft concepts. Feedback included:

- Support for multi-modal trails throughout the area.
- 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.

Figure 4 – Open Space Concept June 2023



We asked participants how well the concepts address the phase 1 feedback:

Extremely well	5	5%
Moderately well	17	19%
Not well	42	46%
Not at all	21	23%
Unsure	6	7%



### *What people liked*

Participants like the green space shown along the ravine. Participants want to preserve the existing tree stand in the NW corner, resulting in preference for the treatment of the NW corner in Concept A. Overall, residents preferred the green spaces shown in Concept A.

The proposed stormwater pond and surrounding green space are a welcomed feature, with feedback appreciating the opportunity to attract wildlife.

Participants also like seeing the green linear space along 122 Street improving the pathway experience.

### *Community Concerns*

Participants want to see more preservation of natural features and existing trees. Many comments support using green spaces as buffers along the north and south boundaries of the site. The green spaces can buffer existing homes and maintain the existing vegetation. Maintaining existing trees also supports climate resilience and protects wildlife.

While participants appreciate the plans shown for the ravine, they want to ensure that the ravine access remains public. Plans should avoid having houses back onto the ravine.

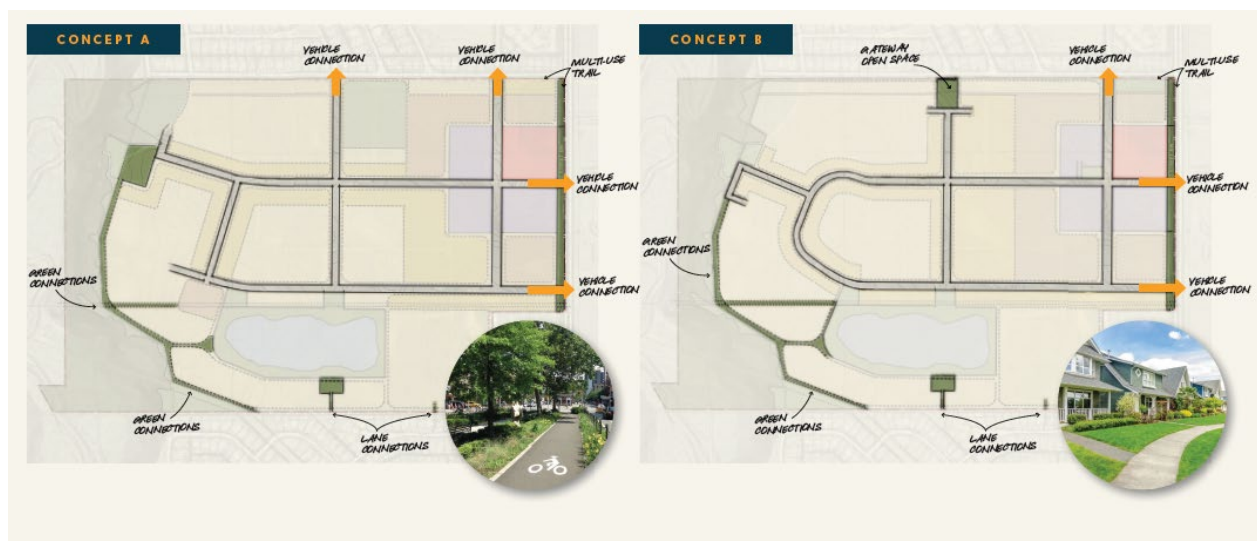
Participants want to see more green space. There is concern about the loss of green space overall.

### 3.4 Connections

We received comments during phase 1 engagement that informed design direction on the connections and mobility of the draft concepts. Feedback included:

- Support for cycling and pedestrian connections.
- Ensure consideration of safety impacts of additional traffic on existing road networks.
- Reduce vehicular connections between the site and existing neighbourhoods.

Figure 5 – Mobility and Connections Concept June 2023



We asked participants how well the concepts address the phase 1 feedback:

Extremely well	4	4%
Moderately well	15	16%
Not well	39	42%
Not at all	24	26%
Unsure	10	11%

#### What people liked:

Participants support the two accesses off 122 Street, hoping these entrances to the development will reduce traffic elsewhere. There is preference for Concept B, which shows only one vehicle access to 62 Avenue from the site.



### *Community Concerns*

There is concern with the proposed traffic connections along 62 Avenue. Participants want to see limited or no access from the site to 62 Avenue. Residents feel that connections will increase traffic volumes resulting in safety, parking, and congestion issues for their community.

Community members are also concerned about the impacts and safety issues for 122 Street, existing pedestrian and cycling paths and regional roads.

The concepts did not clearly identify future pathways and multi-use trails. While vehicle connections are a concern for existing communities, there is strong support for enhanced active transportation connections. This includes pedestrian and cycling connectivity, and cross-country ski trails for winter uses.

## **3.5 General comments**

A few comments expressed that the concept plans lack details. Community members want to see more information on aging in place, seniors care, new schools, celebrating the site's legacy, and specific recreation programming such as dog parks. Residents want to understand the types of amenities the new development will provide. The project team appreciates these comments and looks forward to sharing more details with future refined plans.

Some participants are disappointed that the site is being developed and would prefer to see no development.



## 4.0 NEXT STEPS

UAPT appreciates the feedback received through public engagement. Public feedback, in addition to inputs from other stakeholders, will inform the preferred design concept for the West 240 Master Plan. We will hold our next public engagement event in Fall 2023 to share the preferred concept with the community.

Please continue to visit the project website for updates or to contact the West 240 team. We will continue to document and respond to all questions and comments. Thank you for your participation in the process.

[feedback@west240.site](mailto:feedback@west240.site)

[www.West240.site](http://www.West240.site)