



# Welcome to the West 240 Open House

The University of Alberta Properties Trust (UAPT) has prepared a Master Plan for the West 240 site. We appreciate the community's feedback, and we are excited to share the Master Plan we have today.

## 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-centered 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.**



# Here's What We Heard

**Throughout the West 240 engagement programme, the project team has been collecting feedback to strengthen the concept plan. While the project team was able to incorporate many ideas, some were not achievable. Read below to see what was and wasn't able to be included.**

<b>What We Heard: Residential Land Uses</b>	<b>What We Did, Didn't Do and Why</b>	<b>01</b>
<ul style="list-style-type: none"><li>• Preference for housing over commercial and retail development.</li><li>• Keeping the housing character similar to adjacent communities.</li><li>• Desire for Single-family development along the north and south edges to match existing communities.</li><li>• Transitioning land uses from low-density near existing neighbours to higher density in the middle and along 122 Street NW.</li><li>• Concerns about higher density-built forms and impacting sight lines for existing homes.</li></ul>	<ul style="list-style-type: none"><li>• West 240 is anticipated to be predominately residential with a mix of uses toward 122 Street</li><li>• Architectural design guidelines will be prepared in 2024 to ensure a consistent architectural style across the West 240 neighbourhood</li><li>• Similar housing has been included along the north and south edges to match existing communities</li><li>• The neighbourhood has been designed to transition from the existing low-density neighbourhoods in the north and south to a medium and high density toward the center of the neighbourhood and closer to 122 Street.</li><li>• High -density -built forms have been included to ensure a larger area of land is dedicated to low-density housing while still achieve the minimum density requirements established by the Edmonton Metropolitan Region Board Growth Plan.</li></ul>	

# Here's What We Heard

## What We Heard: Open Spaces

- Support for the green space shown along the ravine and surrounding the storm pond, and preference for preserving the existing tree stand in the NW corner and creating opportunities to attract wildlife.
- Support for the green linear space along 62 Avenue and 122 Street and improving the pathway experience.
- Concern regarding environmental impacts and the removal of natural features such as the existing mature trees and wetlands, and reduced opportunities for climate resilience and protecting wildlife.
- Concerns about limiting public and wildlife access to the ravine with having houses back onto the ravine, along with slope stability and not matching the top-of-bank roadway pattern that exists in the neighbouring communities.
- Desire for more green space for cross-country skiing, running, walking access to ravine, dog walking, along with the benefits that the connection to nature provides (e.g., mental health and emotional well-being).

## What We Did, Didn't Do and Why

02

- Overall, the master plan has attempted to balance the community's desire for parks, school sites, open spaces along the ravine, and recreation trails with available Municipal Reserve.
- The master plan has created a network of recreation trails throughout the neighbourhood utilizing utility corridors, existing green buffers, and proposed new trails and connections.
- A Natural Area Management Plan (Biophysical Assessment) will be prepared in 2024 to support the future Neighbourhood Area Structure Plan to help inform wetland, wildlife and tree stand analysis which may include retention or removal of natural features.
- The Master Plan accommodates the required minimum 30% road frontage along the ravine edge as per the City of Edmonton's Top of Bank Policy (C542)

## What We Heard: Village Square

- Support for the village square and proposed mixed-use along 122 Street and interior to the site, along with its walking and biking access.
- Support for community amenities such as a local grocery store, coffee shops, and restaurants.
- Concerns about the demand for, and viability of, the proposed commercial.

## What We Did, Didn't Do and Why

03

- Mixed-use commercial areas have been designed along 122 Street with appropriate transition areas to the north and south neighbourhoods.
- A market study concluded that there is sufficient demand for local neighbourhood servicing retail with a mix of office and commercial uses.

# Here's What We Heard

## What We Heard: Connections

- Support for the two vehicle access points off 122 Street to help reduce traffic elsewhere.
- Preference for the concept showing only one vehicle access to 62 Avenue from the site to reduce traffic volumes and congestion, and to maintain safety and parking for the Grandview community.
- Concerns regarding the shared alleyway next to Lansdowne and increased traffic in and out of Lansdowne to access West 240.
- Concerns about the capacity to accommodate the increased traffic and density.
- Desire for enhanced active transportation connections, including pedestrian and cycling connectivity, and cross-country ski trails for winter use.

## What We Did, Didn't Do and Why

04

- The master plan has limited vehicle connections to the adjoining neighbourhoods. The limited laneway connections provide convenient access points for future homeowners to access the associated lanes and garages using direct routes.
- A single street connection has been limited to the east side of 62 Avenue to ensure adequate vehicle movement can be accommodated within the mixed-use areas along 122 Street. The street network will be further informed by a Transportation Impact Assessment in 2024 to support the future Neighbourhood Area Structure Plan

## What We Heard: General Comments

- Community members wanted to see more details on aging in place, seniors care, new schools, celebrating the sites legacy, and specific recreation programming such as dog parks.
- Participants questioned if the current schools could support the population influx to the area.
- That engagement has not been done in good faith and the location of previous open houses was problematic with limited parking and access to transit, limiting participation from all residents.
- Suggestions to hold a dedicated open house in Grandview Height Community Hall to improve accessibility..

## What We Did, Didn't Do and Why

05

- The master plan has been designed to accommodate a range of housing choices which offer affordability to a diverse population, open space opportunities and recreation opportunities.
- Through collaboration with school boards, an urban school site has been included in the master plan as a placeholder. At this early stage, there is no guarantee any school boards nor the Province of Alberta will fund any schools in the neighbourhood.
- Based on community feedback, the open house location has been moved to both Grandview and Lansdowne.

# Vision & Guiding Principals

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

The West 240 is guided by the following Planning and Design Principles



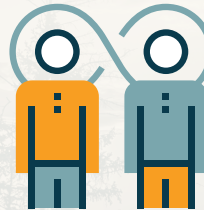
Create an inclusive, accessible & safe place to live

+



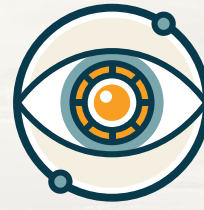
Create sensitive community with connections

+



Create high quality public realm and community spaces

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Design for innovation

+



Incorporate missing middle density such as duplexes, townhome, and mid-rise

+



Integrate environmental sustainability

# Engagement Timeline

**An inclusive engagement program provided the opportunity for stakeholders to participate in discussions and share their perspectives about the project. Then engagement strategy included:**

- 
- February 2023**  
UAPT Board workshop
  - February 2023**  
West 240 website and public project launch
  - February 23, 2023**  
South Campus Neighbourhood Coalition meeting
  - March 2 & 22, 2023**  
Public Open Houses for input on project visioning
  - April 2023**  
Engagement Summary sharing feedback from round 1 engagement
  - April 2023**  
UAPT Board workshop
  - May 2023**  
UAPT Board workshop
  - May 2023**  
South Campus Neighbourhood Coalition meeting sharing draft concepts
  - June 7, 2023**  
Public Open House sharing draft concepts
  - July 2023**  
City of Edmonton Concept Workshop
  - August 2023**  
Engagement Summary sharing feedback from round 2 engagement
  - November 8 & 9, 2023**  
Public Open Houses sharing preferred Master Plan concept

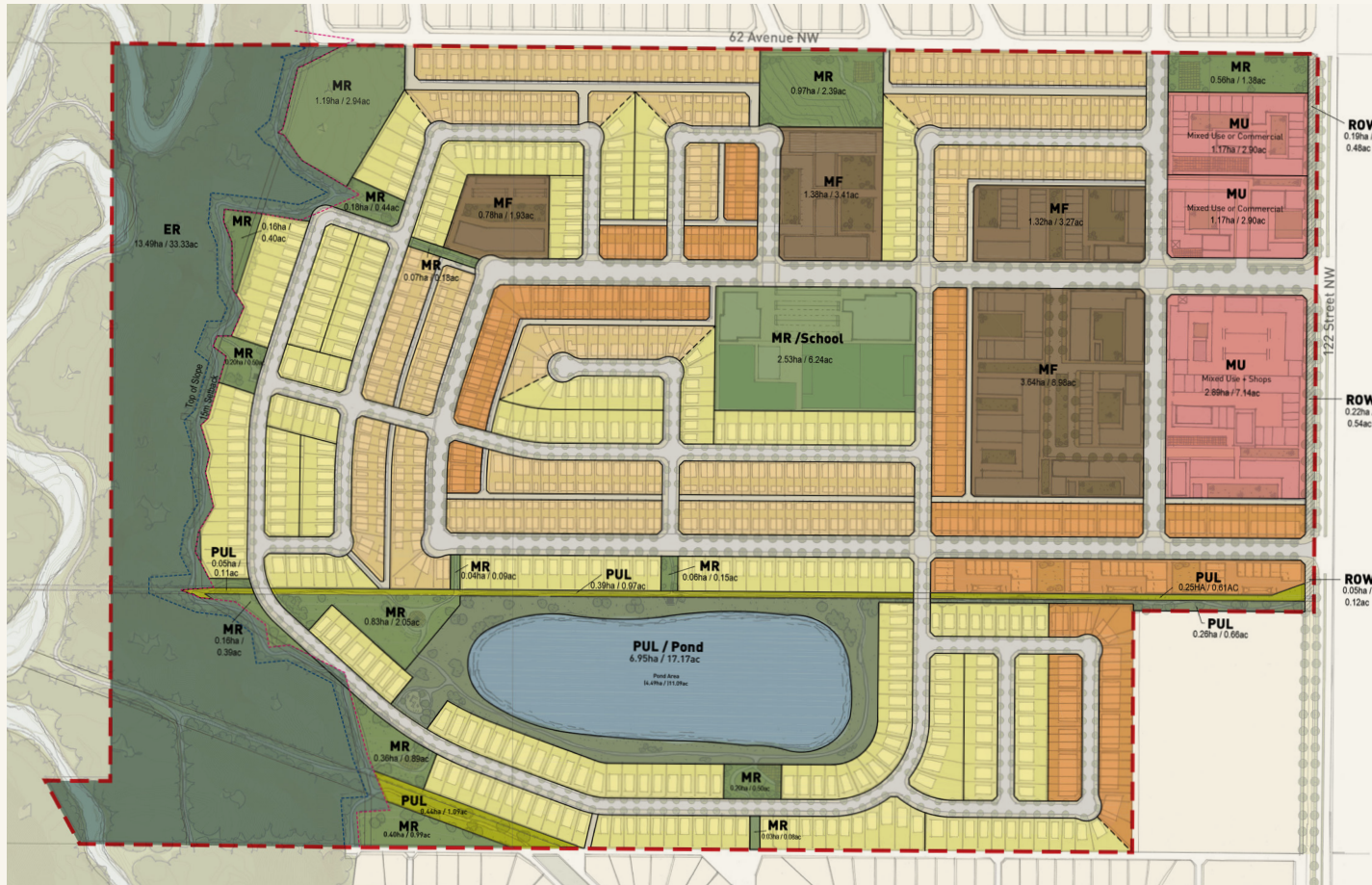


# The Preferred Concept Plan



- 1 Preserved Tree Stand
- 2 Recreation Trails
- 3 Creekside Park
- 4 Ravine Access Park
- 5 Creekside Residential District
- 6 Lakeside Park & Pathways
- 7 Lakeside Residential District
- 8 Storm pond with Surrounding Trails & Parks
- 9 Central Residential District
- 10 Urban Schools (To be Confirmed by School Boards)
- 11 North Residential Park
- 12 Mirrored Housing
- 13 Hilltop Park
- 14 Gateway Park
- 15 Mixed Use Commercial District
- 16 Main Street Shopping
- 17 Mixed Use Village Centre
- 18 Medium to High Density Residential
- 19 South Residential District

# Land Use Plan



The proposed land use strategy includes a range of residential types and densities, local mixed use and commercial areas, and a variety of public open spaces throughout the site.

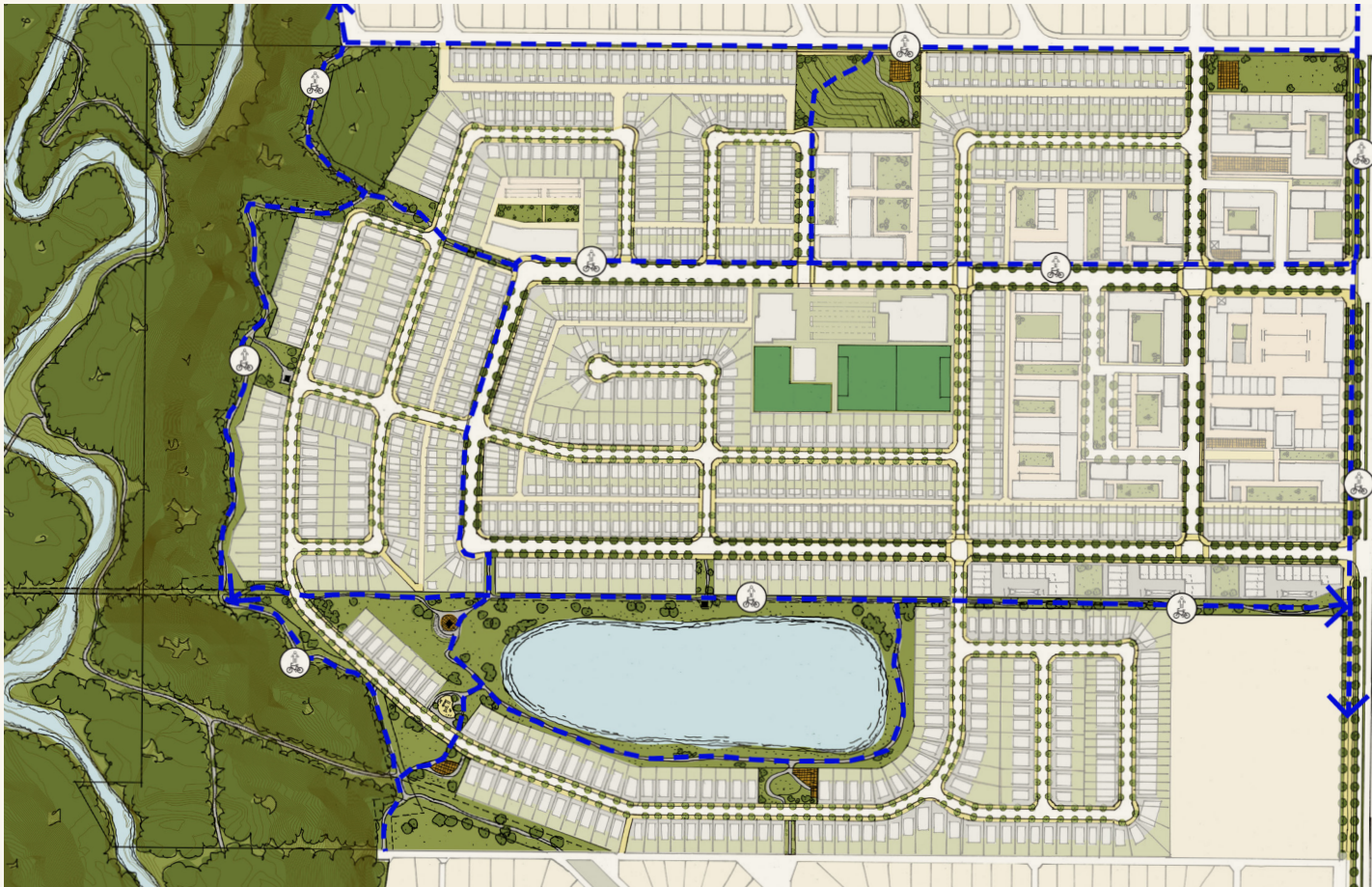
-  Environmental Reserve (ER)
-  Special Study Area
-  Single Family, Semi Detached - Laneless
-  Single Family, Semi Detached - Laned
-  Townhouses - Front Drive & Rear Lane
-  Multi-family Development
-  Mixed Use - Multi Family and Commercial
-  Parks and Open Space (Municipal Reserve)
-  Public Utility Lot - Utility Right-of-Way
-  Public Utility Lot - Storm Water Management Facility
-  Road Area - Lanes & Right-of-Way

# Land Use Plan

West 240 will offer a range of housing types, including 'missing middle' and affordable housing products identified by Edmonton's City Plan.

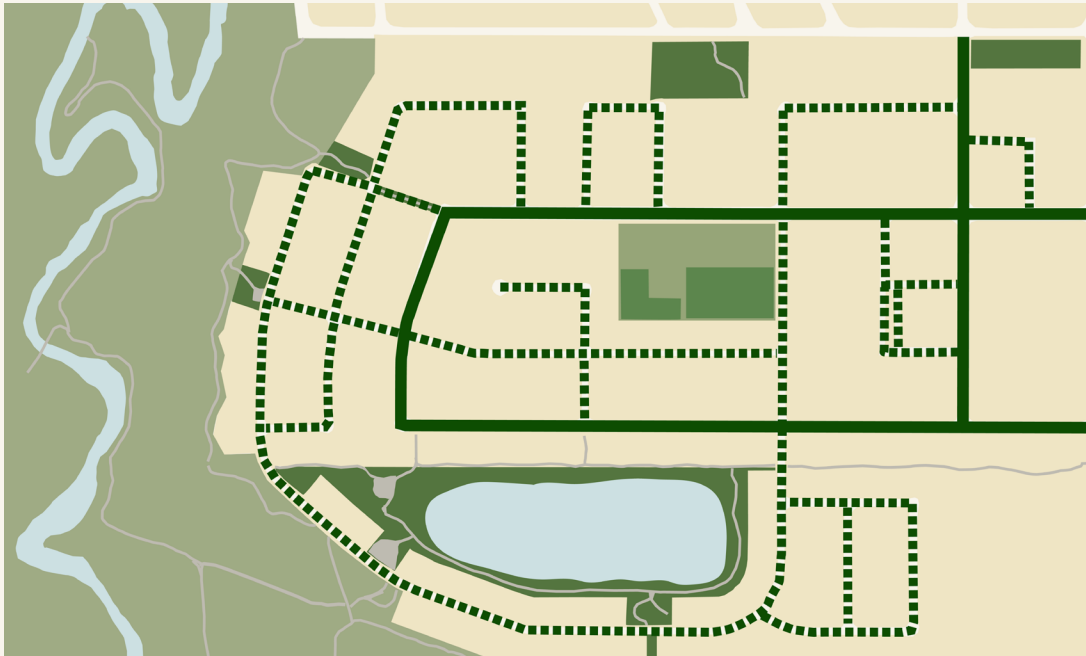


# Open Space Strategy



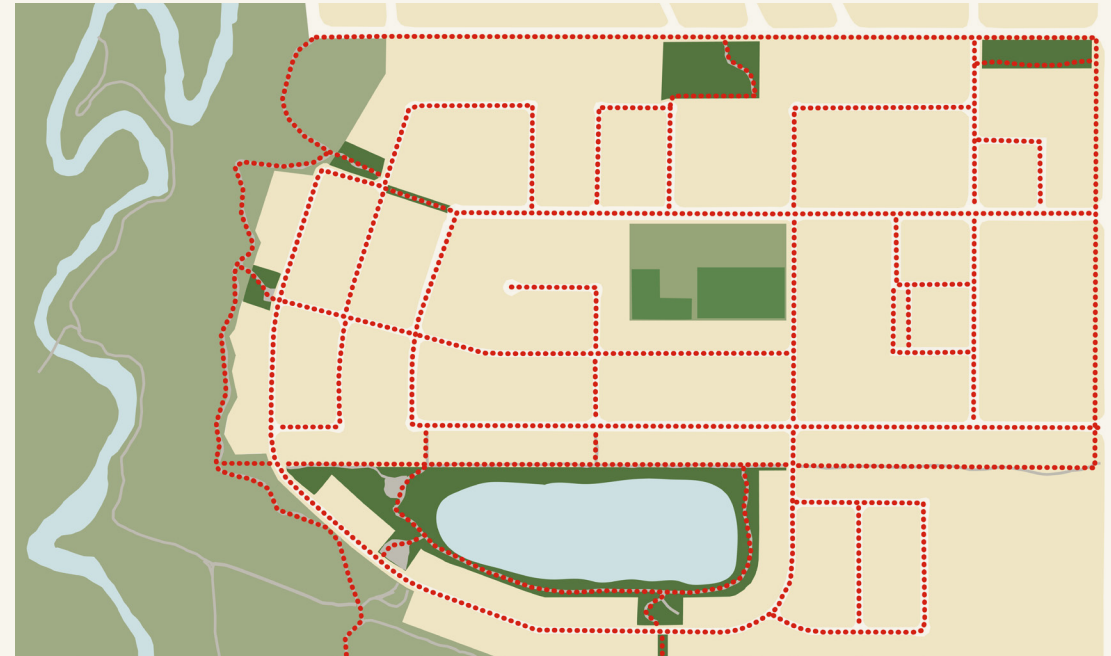
**The West 240 Open Space Strategy builds upon the existing environmental and recreation connections along Whitemud Creek and the adjoining neighbourhoods. The strategy draws nature into the West 240 and creates meaningful connections for the community.**

# Open Space Strategy



## Green Streets

West 240 includes collector and local roads that commit to expanding the tree canopy and adding boulevards to create green connections within the plan area.



## Pedestrian Routes and Recreation Trails

West 240 includes a range of pedestrian routes and recreation trails throughout the plan area tying to the existing Multi-use Trail system surrounding the site.

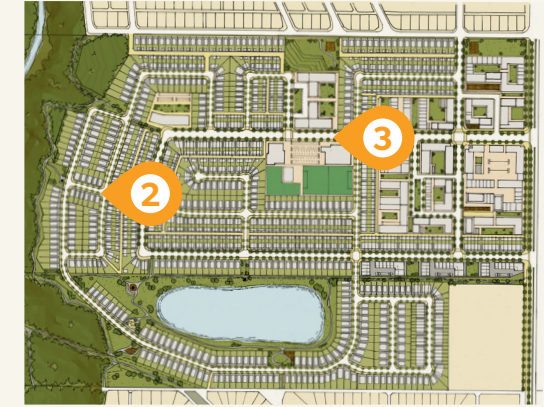
# Mixed-Use Urban Village



The heart of West 240 centers around the energy and excitement of the mixed-use urban village on the eastern edge of the plan area. The urban village includes medium to high density development with shop fronts and neighbourhood convenience commercial uses.

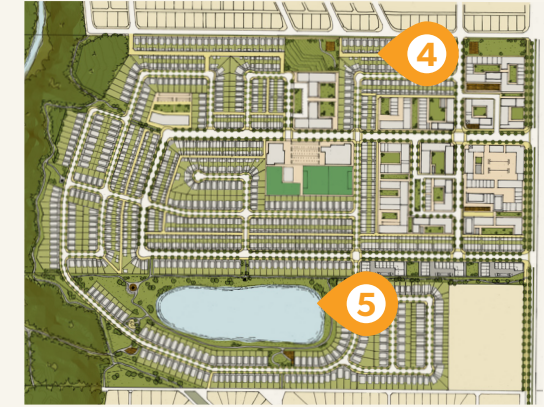
# Residential Districts

The West 240 community includes a variety of urban form and amenities. The image on the left depicts the Creekside Residential District and Park that serves as community focal point and connection into the Whitemud Creek amenities. The image on the right depicts the Grand Boulevard and highlights how the plan incorporates active transportation opportunities with missing middle housing typologies.



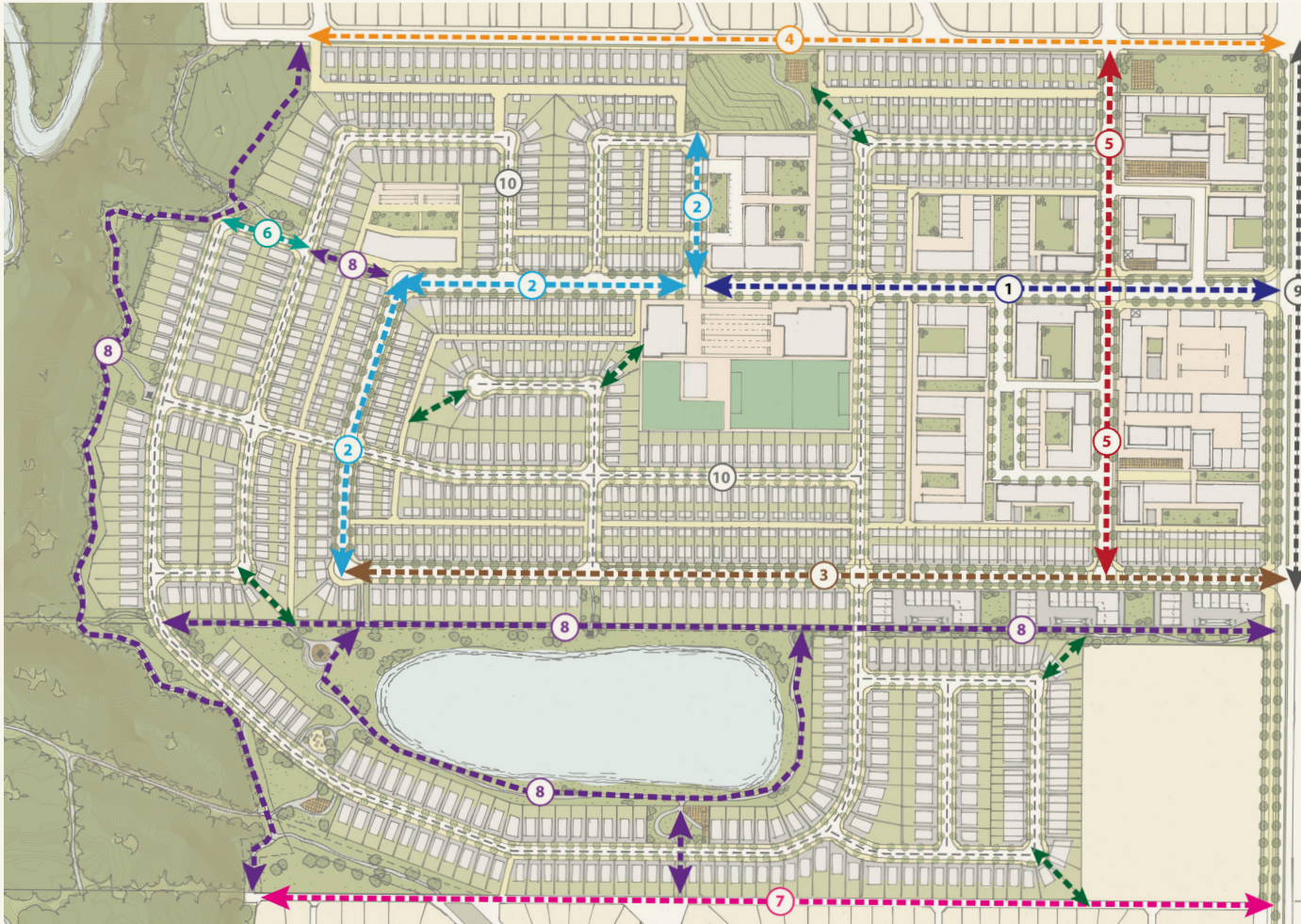
# Parks & Neighbourhood Amenities

West 240 includes a variety of parks and open space that create unique opportunities for community gatherings, outdoor play, and community recreation throughout. The image on the left depicts Hilltop park that establishes the northern gateway into the neighbourhood. The image on the right depicts the Storm Water Management Facility in the Plan Area designed as a high quality amenity that ties into the neighbourhood wide recreation system.





# Mobility Connections



**West 240 is a highly connected plan that creates thoughtful and convenient connections for the Plan Area and beyond. West 240 includes trails and pathways, streets, lanes, Shared Use Paths, and more.**

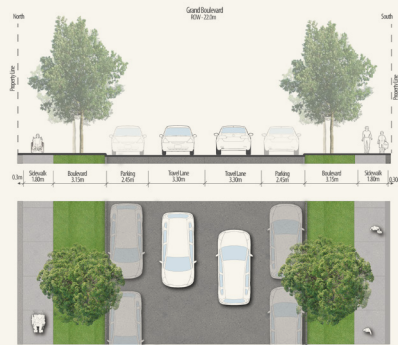
# Mobility Connections



1 Grand Blvd



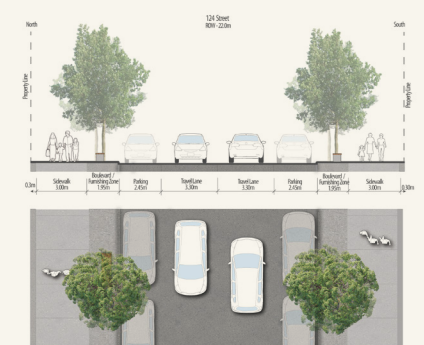
2 Grand Blvd Parking Shared Use Path



3 Grand Blvd Parking



4 62 Avenue (existing)



5 Mixed Use



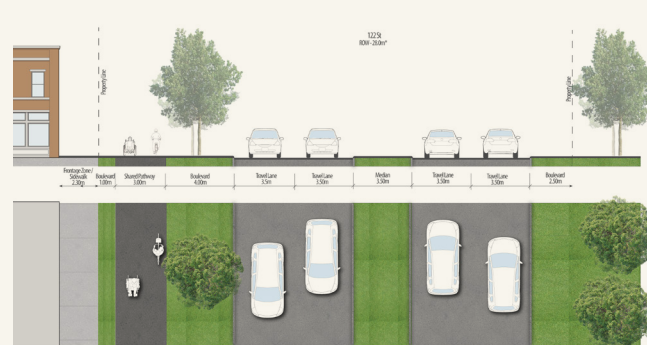
6 Local Shared Use Path



7 Lansdowne Laneway



8 Trails



9 122 Street (existing)



10 Typical Local Road

# Next Steps

## The UAPT will pursue a Neighbourhood Area Structure Plan (NASP) and Phase 1 rezoning and subdivision application for West 240.

Future public open houses for the NASP and rezoning will be planned in 2024. The NASP will define the policy framework to support the implementation of the preferred concept plan. The rezoning and subdivision will detail the land-use designations that create the site specific regulations that will guide development. The NASP and Phase 1 rezoning and subdivision will include a detailed review and analysis by City of Edmonton staff and will ultimately require the approval of City Council.



### February 2023

Initial stakeholder engagement on West 240 vision



### Spring 2023

Preparation of the draft concept plans



### June 2023

Engagement on draft concept plans



### Summer 2023

Refinement of preferred concept & Master Plan



### November 2023

Sharing the preferred Master Plan



### 2024 and beyond

- Prepare NASP policies and rezoning & subdivision application
- Host UAPT-led & City-led public engagements
- City of Edmonton Approvals (City Council Public Hearing)
- Development & Building Permits

# Questions or Comments?

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.



Reach out, email [feedback@west240.site](mailto:feedback@west240.site)



To learn about future opportunities to get engaged visit **[West240.site](https://West240.site)**