



**WEST
240**

DECEMBER 2023

MASTER PLAN CONCEPT

UA University of Alberta
Properties Trust

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, Sauleaux, 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 of our collective, honoured traditions and spirits to work in building a great city for today and future generations.





The West240 Master Plan Concept was developed by University of Alberta Properties Trust in collaboration with a team of professional planners, urban designers and engineers, with input from residents and a broad range of stakeholders including the City of Edmonton.

The University of Alberta Properties Trust and the consultant team would like to thank the community for their ongoing participation throughout the master planning process. In addition, University of Alberta Properties Trust would like to acknowledge the involvement and contributions of the following members of the project team:

UNIVERSITY OF ALBERTA PROPERTIES TRUST

Greg Dewling, UAPT | President and CEO

Keaton Seaby, UAPT | Manager, Development and Construction

Ralph Young, UAPT Board | Director and Chair

Catherine Roozen, UAPT Board | Director and Vice Chair, Committee Chair for Governance, Compensation and Nomination

Glenn Stowkowy, UAPT Board | Director, Committee Chair for Planning, Development, and Stakeholder Engagement

Barry James, UAPT Board | Director, Committee Chair for Audit, Risk Management and Finance

Guy Bridgeman, UAPT Board | Director

Bill Flanagan, UAPT Board | Director

Louise Gibson, UAPT Board | Director

Douglas Goss, UAPT Board | Director

Stephen Mandel, UAPT Board | Director

Darcy Trufyn, UAPT Board | Director

Andrew Sharman, UAPT Board | Former Director

CONSULTANT TEAM

Brian Murray, RPP, MCIP, B&A Studios | Partner

Geoff Dyer, B&A Studios | Partner

Kathy Oberg, RPP, MCIP, B&A Studios | Manager Partner

Marissa Koop, B&A Studios | Associate

Martha McClary, B&A Studios | Associate

Laura Young, B&A Studios | Senior Urban Designer

Kinjal Ribadia, B&A Studios | Urban Designer

Emily Kloppenburg, B&A Studios | Community Planner

Olga Messinis, Toole Design Group | Director

Laura Cabral, Toole Design Group | Planner II

James Bottomley, Toole Design Group | Planner II

Omar Abdel-Jabbar, Aplin Martin | Senior Project Engineer

Ron Dezman, Avison Young | Senior Vice President Debt Capital and Advisory

Andrew MacLeod, Avison Young | Senior Vice President-Appraiser



EXECUTIVE SUMMARY

West 240 represents a unique opportunity to re-imagine the potential for a ±231 acre parcel of land in southwest central Edmonton. West 240 leverages the strategic location of the 122 Street NW corridor and the natural amenities of Whitemud Creek. Proximity to the Southgate District Node and 51 Avenue NW Secondary Corridor as identified in Edmonton's City Plan, establishes West 240 as a significant redevelopment opportunity that is nestled in an established community.

The Master Plan Concept is the culmination of the master planning process, extensive community engagement, and collaborative design that is driven by the need to understand the future aspirations of a new community while balancing the impacts of redevelopment on established communities. The Master Plan Concept is a high-level visionary document that re-imagines the University of Alberta Farm as a connected, inviting mixed-use community. The Master Plan Concept outlines the vision and six guiding principles: create an inclusive, accessible and safe place to live; create a community with connections; create a high quality public realm and community spaces; design for innovation; incorporate missing middle density; and integrate environmental sustainability.

Collectively, these guiding principles set the stage for a vision of West 240 that is inspiring, exciting and recognizes the needs of future residents and acknowledges the site's legacy. West 240 is anchored by a mixed-use urban village and balanced by natural amenities that provide everyday services and leisure opportunities.

The residential and mixed-use areas are complemented by outdoor spaces that can be passive or programmable for year-round all-season enjoyment. The diversity of both natural, urban, passive and programmed public spaces are linked through a network of sidewalks and streets, multi-use pathways that facilitate community connection and exploration.

The Master Plan Concept is a guiding document that will inform a future Neighbourhood Area Structure Plan (NASP) application. The NASP along with Phase 1 rezoning and subdivision will mark a critical step towards the implementation of the vision for West 240 and a path towards a new community.



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WEST
240
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SECTION 1.0

Vision & Principles



1.1 INTRODUCTION

West 240 is an agricultural parcel in Southwest Central Edmonton. The West 240 neighbourhood presents a rare opportunity for large scale infill redevelopment in an established area of Edmonton. West 240 integrates within the existing neighbourhoods while introducing the next generation of neighbourhood development that meets the needs of future residents.



Led by extensive engagement, integrated planning, and design collaboration, the master planning process followed a phased approach to move from vision to a preferred concept plan.

1

PHASE 1 – BACKGROUND

During this phase, the project team developed an understanding of the project background and context, site conditions, market, and servicing requirements. Background information and GIS data was assembled to prepare preliminary contextual mapping and identify unique challenges and constraints and explore best practices and precedents to guide decision-making.

2

PHASE 2 – MASTER PLANNING AND DESIGN

Phase 2 of the project is built around a focused and collaborative workshop series. The workshop series and site tours bring together the design team, UAPT staff, and the consultant team to produce high level design considerations that are further refined through public input. The preliminary vision, guiding principles and design concepts were further refined through presentations with the UAPT Board, City of Edmonton, and community that were used to inform the final concept and Master Plan Concept. Following the workshop series and presentations, the master planning and design team finalized the concept, and outcomes of the process were shared with stakeholders.

3

FUTURE PHASES

Future phases will involve completing technical studies, creating policy objectives and assembling relevant background information to support preparation of a West 240 Neighbourhood Area Structure Plan (NASP). 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.



March 2023 Open House

1.2 VISION

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

From vision to concept, the master planning process for West 240 involved collaborative engagement to inform the iterative design concepts and key learnings.

The vision for West 240 began with the following preliminary Big Moves:

- 1 ENHANCE OPEN SPACE AND CONNECT TO NATURAL AREAS**
The Master Plan Concept will prioritize connections to open space, including to the Whitemud Creek Ravine.
- 2 CREATE A 15-MINUTE VILLAGE**
Connect residents to amenity-dense areas by focusing on active mobility, access to transit and connections to existing and surrounding neighbourhoods.
- 3 DESIGN FOR ACCESSIBILITY AND INCLUSION**
Analyze the Master Plan Concept from the perspective of those experiencing a wide array of disabilities and invite commonly excluded or underrepresented groups into the planning and engagement process.
- 4 PROVIDE A MIX OF USES AND HOUSING**
Future housing forms in the area need to address changing demographics and homeownership trends and objectives.
- 5 ENHANCE THE PUBLIC REALM**
Create flexible, inviting, all-season public spaces that extend beyond the park to create a shared experience.

1.3 PROJECT PRINCIPLES

The West 240 Master Plan Concept is guided by the following Principles:



PRINCIPLE
1

Create an inclusive,
accessible & safe
place to live

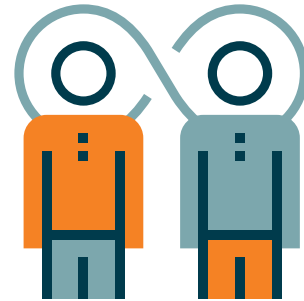
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PRINCIPLE
2

Create sensitive
community with
connections

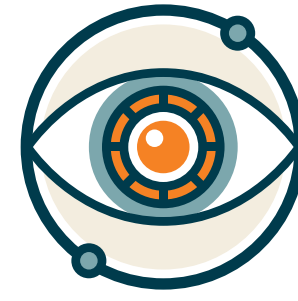
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PRINCIPLE
3

Create high quality
public realm and
community spaces

+



PRINCIPLE
4

Design for
innovation

+



PRINCIPLE
5

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

+



PRINCIPLE
6

Integrate
environmental
sustainability





SECTION 2.0

West 240 Today



2.1 LOCAL CONTEXT

The West 240 site is a 231-acre (93.5 hectare) agricultural parcel in southwest-central Edmonton. The site is located east of Whitemud Creek, west of 122 Street and is bound to the north and south by the residential communities of Grandview Heights and Lansdowne respectively.

The lands are adjacent to the federal government's Northern Forestry Centre along its southeast boundary and is directly west of the University of Alberta Agriculture, Life, and Environmental Studies Faculty (ALES) which operates predominately for research and crop growth.

The site is located within the Scona District as identified in the City Plan. The communities around the Scona District are predominantly low density suburban residential communities which began developing in the 1960s and 1970s in proximity to the North Saskatchewan River, as the city grew.

The West 240 site is approximately a 15-minute drive from the downtown core and is well-connected to regional transit and commercial nodes, with major bus service stops to the northwest and northeast. South campus / Fort Edmonton LRT station is the nearest LRT station approximately 5-minutes away. The airport is approximately 25 minutes driving time from site, while West Edmonton mall is a 15-minute drive away. Nearest hospitals are the University of Alberta hospital approximately 10-minute drive away and the Grey Nuns hospital is approximately a 20-minute drive from the site.



Whitemud Creek Ravine



University of Alberta Farm (West 240)

Today, West 240 operates as research land for the University of Alberta's Faculty of Agricultural. The development of West 240 is expected to commence within the next 2 to 4 years and will require 15 years to build out, depending on market conditions.

FIGURE 1: Project Location



2.2 NEIGHBOURHOOD CONTEXT

The surrounding residential communities are generally established, having developed through the 1960s and 1970s.

The University of Alberta Farms is surrounded by the following communities and amenities:

N **TO THE NORTH**
The established community of Grandview Heights.

S **TO THE SOUTH**
The established community of Lansdowne.

W **TO THE WEST**
The established community of Brookside across the Whitemud Creek Ravine.

E **TO THE EAST**
The University of Alberta South Campus. To the southeast, the established community of Malmo Plains across 122 street which includes the Michener Park Redevelopment.

The urban fabric of the neighbouring communities is contextual to residential development, predominantly containing single family homes 1 to 2 storey high with large setbacks and a mix of street facing and laneway garages. Few apartment buildings under 5 storey high are located in the surrounding communities. One apartment building in Lansdowne is 8 storeys high, making it the tallest building in proximity to the site. Grandview Heights community has a K-9 school while Lansdowne has an elementary school. Neighbouring institutions include the Federal Government Northern Forestry Center and the University of Alberta South Campus.

Neighbouring commercial buildings are clustered along 122 Street NW for both Grandview Heights and Lansdowne, adjoining the site to the northeast and southeast. Southgate Mall is a significant District Node identified in Edmonton's City Plan, that functions as a major transportation, employment and services hub. Nearby open space and recreational amenities include Michener Park, the Royal Gardens, Saville Recreation Center, Grandview Park, Lansdowne Park, Foote Field, the River Valley Trail Network, Fort Edmonton Park, Whitemud Equestrian Centre, and Snow Valley Ski Club.



2.3 OPPORTUNITY



The West 240 Site recognizes and responds to various existing and physical attributes of the site as unique community-building opportunities. The Master Plan Concept leverages the following opportunities:

- 1** Create a complete community that considers a mix of employment, residential, retail, and recreational uses providing opportunities for a full range of diverse urban activities.
- 2** Provide a range of housing options with respect to form, tenure, and affordability.
- 3** Consider long-term longevity and viability in the Edmonton market.
- 4** Establish superior pedestrian and active mobility, accessibility, and connectivity.
- 5** Enhance connections and relationships to the surrounding area and the city at large.
- 6** Provide a cohesive interface with adjacent neighbourhoods.
- 7** Create a series of distinct, vibrant, and thriving places through exceptional placemaking and design excellence.
- 8** Promote strong connections to the Whitemud Creek Ravine and natural amenities.
- 9** Support transit investments with appropriate built form, use, and density.
- 10** Celebrate the rich heritage and cultural legacy of the Site.
- 11** Consider evolving technologies to be future ready and adaptable to 'smart city' initiatives and innovations.
- 12** Be an exemplar of sustainable development values and principles addressing environmental, social, and economic resiliency.

2.4 HISTORY

The site is part of the Treaty 6 territory, with the earliest known settlement of the Papaschase peoples.

The City of Edmonton annexed the lands in 1913, and the University of Alberta bought the subject lands in 1930 incorporating the site into the Faculty of Agriculture's research lands. Analysis of the contemporary historic aerial imagery confirms the lands were used as farmlands. Urban settlement around the lands started in the 1960's and 1970's as neighborhoods were established surrounding the West 240 lands.

In recent years, the University of Alberta has been looking at the best utilization of their land resources to accommodate the growth of the University for the next 30 years. The South Campus Long Range Development Plan is consistent with the February 2001 direction from the Board of Governors of the University, denoting the subject site as Sector 14 (Partner lands) with underutilized lands providing an opportunity for infill development through the University of Alberta Properties Trust.

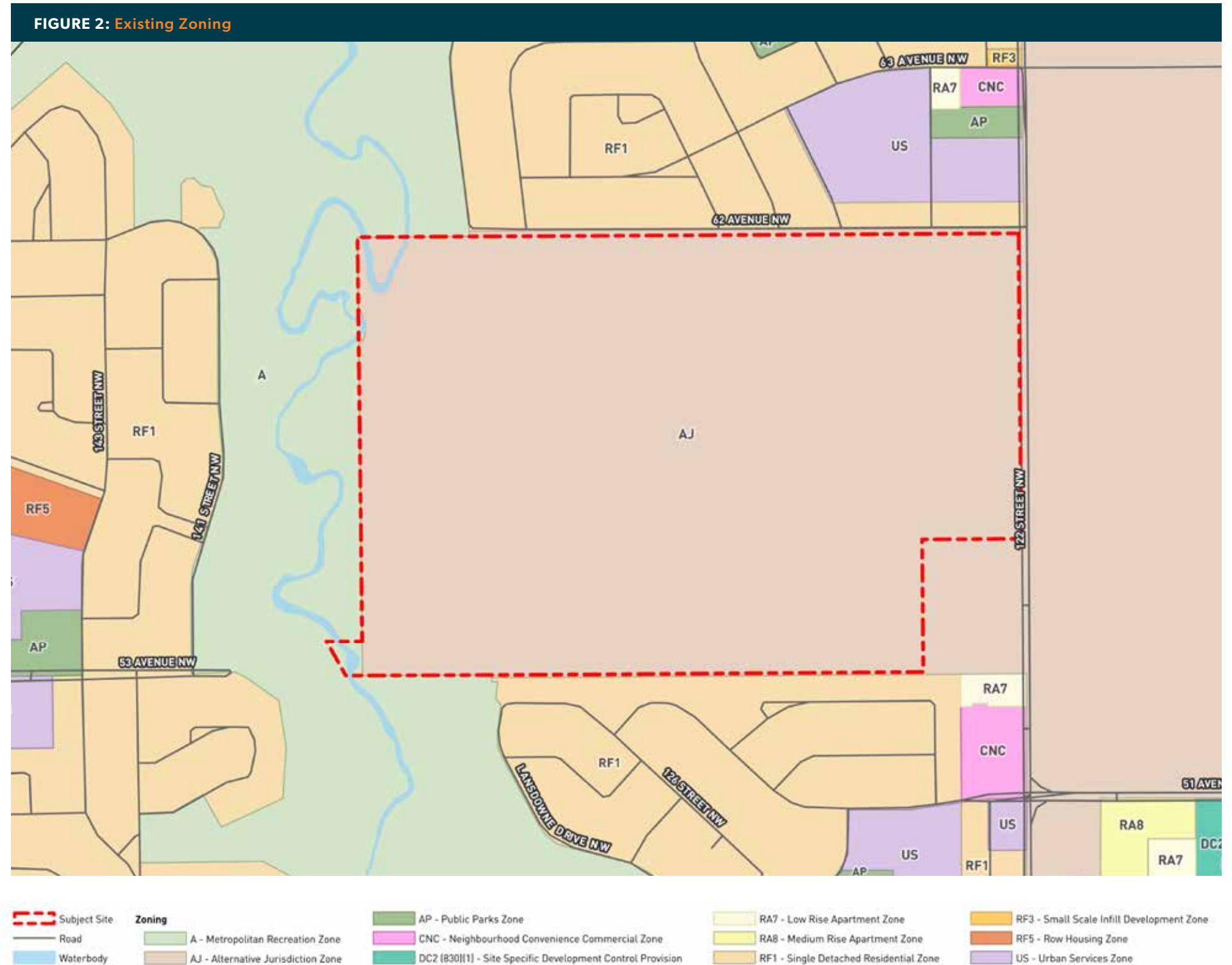


2.5 SITE EXISTING CONDITIONS

ZONING

The West 240 site is within the University of Alberta Farms zoning under the Alternative Jurisdiction Zone (AJ). This zone provides the opportunity for lands that do not need to conform to the Zoning Bylaw because they are under the jurisdiction of federal or provincial legislation or the Constitution Act. Development Permits are not required under the AJ zone.

It is UAPT's intent to pursue a land use amendment through the NASP process to rezone the land to conform to Edmonton's Land Use Bylaw. The zoning adjacent to West 240 and surrounding communities are noted on Figure 2.



TOPOGRAPHY & DRAINAGE

The West 240 lands generally slopes from the east to the west with about 10m grade change, culminating in the Whitemud Creek Ravine. A hill exists in the northeast corner of the site, with high points 8 to 12 meters higher than grade. Two depressions exist on site next to the hill. No drainage channels exist on the site while the general drainage patterns flow east to west into the ravine. Due to the topography of the site, the majority of the lands are not susceptible to the risks of flooding.

FIGURE 3: Existing Grading & Drainage



UTILITIES & RIGHT-OF-WAY

The deep utilities infrastructure (storm, sanitary, water) and shallow utilities infrastructure (power, telecommunication, gas) currently services the neighbouring residential development. Sanitary, stormwater and water mains run along the periphery of the subject lands; however, as the site has been used for agricultural purposes, there are currently no service connections into the site. New servicing infrastructure, following the current Edmonton City standards, would be constructed with the new development.

The site has a Trans Mountain Inc. crude oil pipeline crossing the southwest part of the site and under the ravine. More visible is the City sanitary trunk line that runs east-west across the site and is terraced over Whitemud ravine. Approximately 40 ft deep, the Right-of-Way (ROW) for this pipe is approximately 10m wide and has to be maintained. The shallow utilities ROWs are owned by the City of Edmonton and maintained by utility companies. The ROWs for the Trans Mountain pipeline as well as other utilities and easements are shown on Figure 4: Existing Utilities & Rights-of-Way.

FIGURE 4: Existing Utilities & Rights-of-Way





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SECTION 3.0

Policy Context



3.1 POLICY FRAMEWORK

METROPOLITAN REGION GROWTH PLAN Edmonton Metropolitan Region Board

The Edmonton Metropolitan Region Growth Plan (“the Plan”), effective 26 October 2017, provides the vision, guiding principles and six interrelated regional policy areas to guide the growth and development of the region over the next 30 years with a 50-year vision for a diverse, thriving, and competitive metropolitan region. The Plan provides a comprehensive update and replaces the 2010 Capital Region Growth Plan: Growing Forward and integrates the policy directions from other Capital Region Board plans and studies. The Plan emphasizes six regional policy areas with guiding principles and objectives focused on Economic Competitiveness and Employment, Natural Living Systems, Communities and Housing, Integration of Land Use and Infrastructure, Transportation Systems, and Agriculture.

The West 240 Master Plan Concept aligns with achieving objectives of the guiding principles in the Plan to define the policies and targets that respond to the urban context in the Metropolitan Area policy tier in the Built-Up Urban Area, and addresses the unique growth challenges in the Region.



THE CITY PLAN City of Edmonton

Edmonton's City Plan, Charter Bylaw 20,000 was approved by City Council on 7 December 2020. The City Plan combines a Municipal Development Plan and Transportation Master Plan, and includes strategic direction in environmental planning, social planning, and economic development. The City Plan sets strategic direction for the way Edmonton grows, its mobility systems, open spaces, employment, and social networks, generally touching on most aspects of life in Edmonton. It does this by looking at Edmonton in two ways, as an Essential City rooted in stewardship and preserving attributes most valued by citizens in Edmonton, and as a Future City that proactively applies Big City Moves to target a population of one million and planning towards two million in the future. The Big City Moves as they apply to West 240 include:



GREENER AS WE GROW

Protect and expand the urban forest. Reduce greenhouse gas emissions and solid waste.



A REBUILDABLE CITY

Growth within redeveloping area of the city



COMMUNITY OF COMMUNITIES

Increase the share of trips made by transit and active transportation. Create 15-minute districts that allow residents to fulfill their daily needs.



INCLUSIVE AND COMPASSIONATE

Provide affordable housing options.



CATALYZE AND CONVERGE

Support increased employment within Nodes and Corridors.

The City Plan provides a high-level planning and design for districts, nodes, and networks in the City of Edmonton. The West 240 site is in proximity to proposed District Nodes and Secondary Corridors:

+ District Node: Southgate

While the District node is outside of the West 240 site, it is the Urban village centre for the District, with a variety of services (commercial, recreation, etc.), supporting a mix of housing types, medium density with mid-rise housing, commercial centres, and community amenities within walking distance.

+ Secondary Corridor: 51 Avenue NW

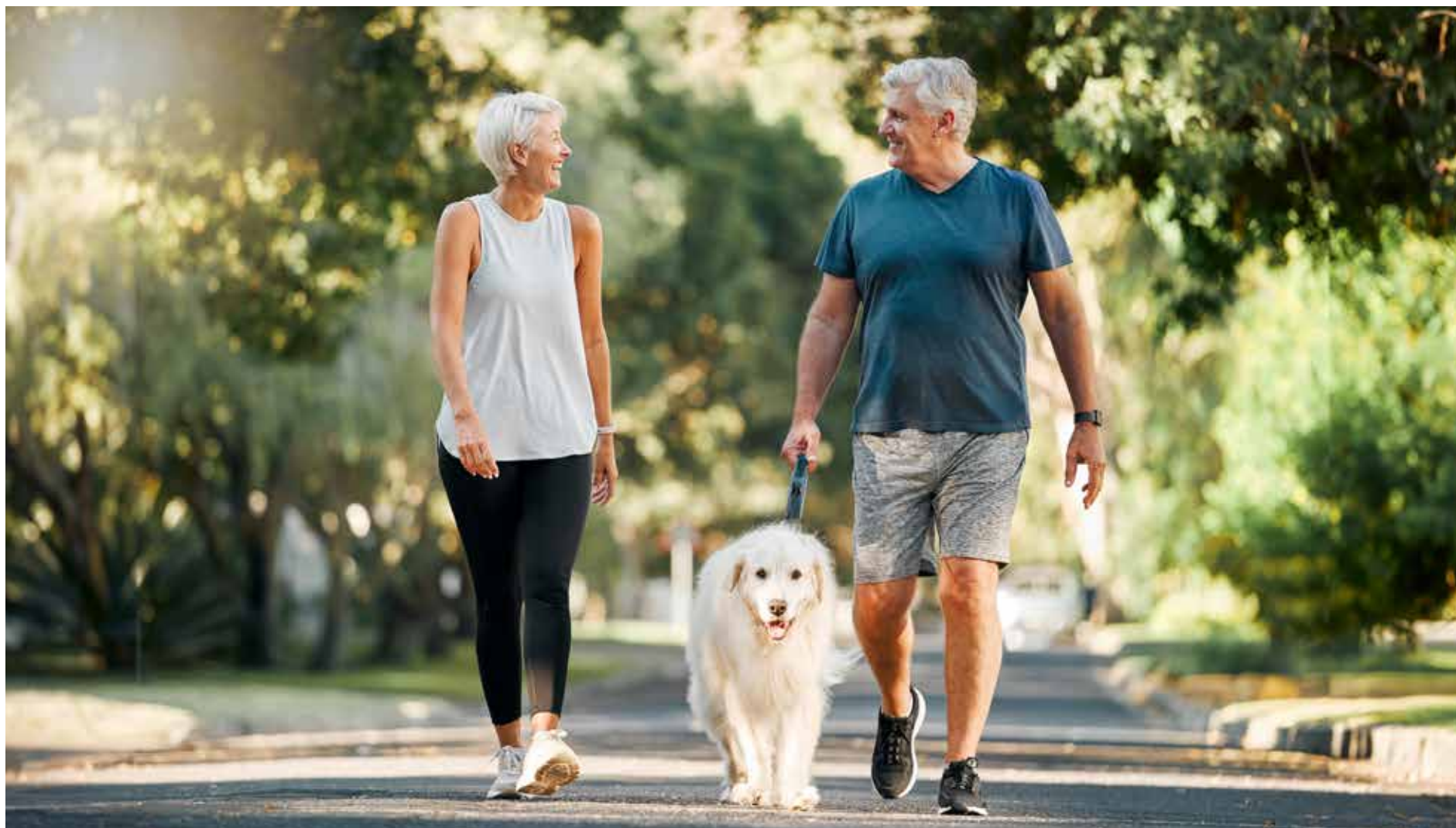
Secondary Corridors are defined as vibrant residential and commercial streets that serve as local destinations for surrounding communities. Policy suggests that developing along Secondary Corridors should achieve a minimum of 75 people + jobs/ha, accommodating low and mid-rise residential commercial development. These two Secondary Corridors present opportunities and challenges to accessibility, as both are major multi-lane roadways catering primarily to automobiles.



BREATHE
City of Edmonton

Breathe is a transformative strategy to make sure that as the city continues to grow, each neighbourhood will be supported by a network of open space.

The main goal of the Green Network Strategy is to plan and sustain a healthy city by encouraging connection and integration of open space at the site, neighbourhood, city, and regional levels. Breathe aligns strategic goals for the City of Edmonton, in particular improving livability, preserving and sustaining the environment, transforming urban form, and encouraging the use of public transit, walking, and cycling.



Three overarching themes provide by Breathe will inform the approach to the green network for West 240, and why it is important to people, the city, and the ecological system:



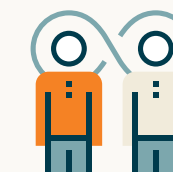
ECOLOGY

Open space protects the environment. By working with our ecosystems, we support natural ecological processes, save our riverbank from erosion, and build habitat for flora and fauna.



WELLNESS

Open spaces support health and well-being and offer places for people to be physically active and recharge mentally.



CELEBRATION

Open space connects people to each other and builds a sense of place, and are key places for communities to thrive, gather, and celebrate.

COMPLETE STREETS

City of Edmonton

The Complete Streets Design and Construction Standards (CSDCS) integrate best practices in design guidance to support the planning, design, and construction of complete streets in the City of Edmonton.

The intent of CSDCS is to develop streets that are safe, attractive, comfortable, and welcoming to all users in all seasons while considering operations and maintenance challenges. The CSDCS provides direction to designers on requirements for each of the elements for streetscape design that allows for the design of streets and allocation of right-of-way to reflect the surrounding land use context. The Standards also include a Safe System Approach, Universal Design, and Winter City Design. A set of principles have been developed to plan, design, and operate streets in Edmonton to help shape goals and objectives of any street design project and inform the evaluation of design in the West 240. The Design Principles are as follows:

- + A network of streets, transitways, and off-street pathways that together accommodate all users and allow for efficient and high-quality travel experiences.
- + The transportation network provides travel options for users of all ages and abilities that are safe, universally designed, context sensitive, and operable in all seasons (including winter).
- + Streets are adaptable by accommodating the needs of the present and future.
- + Streets contribute to the environmental sustainability & resiliency of the City.
- + Consider both direct and indirect costs, as well as the value of the public right-of-way and the adjacent real estate.
- + Streets are vibrant and attractive places for people in all seasons that contribute to an improved quality of life.

LONG RANGE DEVELOPMENT PLAN

University of Alberta

The Long-Range Development Plan is the University's overall organizing framework approved by the University of Alberta Board of Governors as the guiding document for physical planning.

The South Campus is anticipated to accommodate much of the University's growth for the next 30 years. The West 240 Master Plan Concept, would replace the Long Range Development Plan-Concept Plan. The following Smart Growth and Planned Community Principles apply to the West 240 development:

- + Create lasting, meaningful & accessible places
- + Enhance and build upon the existing sustainability and resource stewardship philosophy of the University by balancing three spheres of sustainability: Social, Economic and Environmental,
- + Providing strong connections with neighbouring communities, allowing for shared amenities and services,
- + Optimal use of the university's budgetary resources & partnership funding.





**WEST
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SECTION 4.0

Engaging Our Community



4.1 APPROACH AND SUMMARY

UAPT created and implemented an inclusive, transparent, and comprehensive public engagement and communications strategy for the project. The strategy is founded on our commitment to ensure that participants have consistent access to accurate and timely project information, fair opportunities to participate, and that questions and comments are addressed in a timely manner.

The team used the International Association of Public Participation (IAP2) spectrum to determine the appropriate level of engagement for the project which is informing and consulting (or advising, per The City of Edmonton's Public Engagement Policy) with participants. The engagement program provided the opportunity for a variety of audiences to participate in meaningful discussions and share unique perspectives about the project, ultimately strengthening project decisions and supporting development of West240. At a glance, the engagement strategy included:

-  **Website and contact information**
-  **City of Edmonton Workshops**
-  **Spring launch event**
-  **Mailings, social media advertising & email newsletters**
-  **Public open houses**
-  **Online surveys**
-  **UAPT Board & Planning Committee presentations**
-  **Community League Board Walkabouts**
-  **Neighbourhood Coalition meetings**



4.2 ENGAGING OUR COMMUNITY

The following section summarizes the engagement completed to-date and anticipated future engagement activities as the project progresses.

STEP ONE	Visions and Values - Winter 2023	Engagement Activities Included
	<p>Residents of Grandview Heights and Lansdowne were engaged through Community League meetings and public open houses to:</p> <ul style="list-style-type: none"> • Introduce the project to the public and respond to questions • Generate excitement in the community • Draw people to the website to learn about the project • Gather feedback specific to the vision and values of West 240. 	<p>The public launch of the project and kick-off to public engagement included:</p> <ul style="list-style-type: none"> • Two open houses (200 participants) • Online survey (113 respondents) • Stakeholder meetings (City of Edmonton, Grandview Heights Community League, Lansdowne Community League, South Campus Neighbourhood Coalition) <p>The public learned about the engagement events through a variety of communications tactics</p> <ul style="list-style-type: none"> • Canada Post postcard mail drop to all households in Grandview Heights and Lansdowne • Notices in community league communications channels • Existing UAPT subscriber lists • Word of mouth
STEP TWO	Concept Plan Development - Spring 2023	Engagement Activities Included
	<p>Following the public launch, the project team designed two concept plans to reflect the results of the engagement held. Both concepts were shared publicly to gather further input to help inform the preferred concept plan.</p>	<p>Feedback on the two concepts was gathered through:</p> <ul style="list-style-type: none"> • A community open house (175 participants) • Online survey (93 respondents) • Stakeholder meetings (City of Edmonton, Grandview Heights Community League, Lansdowne Community League, South Campus Neighbourhood Coalition) <p>The public learned about the engagement events through a variety of communication tactics:</p> <ul style="list-style-type: none"> • Hand delivered postcards to Grandview Heights and Lansdowne communities • Notices in community league communications channels • Temporary roadway signage • Neighbourhood sandwich boards • Email notification to UAPT subscriber list

Visions and Values - Winter 2023

The preferred concept plan was shared back with the community and stakeholders to close the loop on contributions made to the plan making process. The community was invited to view the preferred concept plan and provide their feedback.

Engagement Activities Included

The preferred concept plan was shared back to the community and stakeholders through:

- Two open houses, one in Grandview Heights and one in Lansdowne (222 participants)
- Online survey (37 respondents)
- Stakeholder meetings (City of Edmonton, South Campus Neighbourhood Coalition)

The public learned about the engagement events through a variety of community tactics:

- Hand-delivered postcards to Grandview Heights and Lansdowne
- Notices in community league communications channels
- Temporary roadway signage
- Neighbourhood sandwich boards
- Email notification to UAPT subscriber list



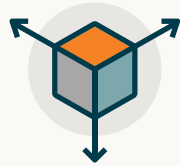
March 2023 Open House



March 2023 Open House

4.3 WHAT WE HEARD

The following themes were most frequently mentioned throughout the engagement process and have helped inform the preferred concept plan and the overall Master Plan Concept report. For a detailed summary of all engagement results, refer to Appendix A.



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 current 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 paved trails and natural trails for biking and walking.



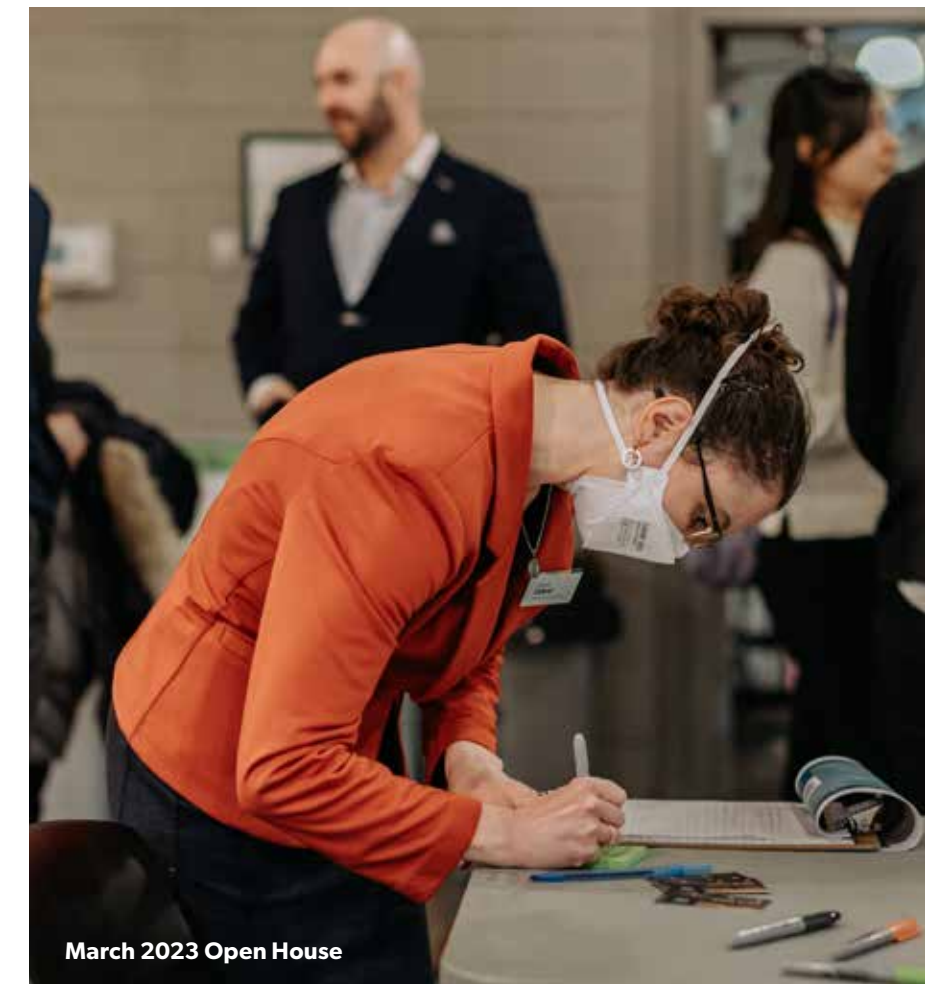
MAINTAIN THE AREA'S ACCESSIBILITY WITH SOFT-TOUCH CONNECTIONS

- Consider impacts of additional traffic on existing road networks.
- Ensure active transportation connections throughout the site.

4.4 NEXT STEPS

Following a decision on the Master Plan Concept, the UAPT will pursue a Neighbourhood Area Structure Plan (NASP) and Phase 1 rezoning application for West 240.

Future public open houses and engagement for the NASP and rezoning is expected to occur in 2024.



March 2023 Open House



SECTION 5.0

Master Plan Concept



5.1 CONCEPT RATIONALE & DEVELOPMENT

In recent years, the University of Alberta has been exploring the optimal utilization of their land resources in South Campus including the University of Alberta Farms.

The exploration has included discussions about the best use of the land into the future. The exploratory discussions about the best use of land in the future have included the redevelopment or change of use of lands currently used for research operations by the University of Alberta Agricultural, Life, and Environmental Sciences (ALES) faculty.

The Farm, also known as West 240, presents an opportunity to create a new complete community on an infill site that takes advantage of existing infrastructure to provide an amenity-dense, walkable, and inspiring community.



Existing Whitemud Creek Ravine access

5.2 MASTER PLAN CONCEPT AT A GLANCE

FIGURE 5: Master 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 District
- 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

MIXED USE URBAN VILLAGE DISTRICTS

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

In addition to the Mixed-Use Urban Village, West 240 has several residential districts including, the Creekside Residential District, Central, North, and South Residential Districts and the Lakeside Residential District. The districts include a variety of urban form and amenities with more modest density than the Mixed-Use Urban Village. Towards the edges of the plan area, where West 240 meets the adjacent communities, care has been taken to ensure that the densities and housing forms are mirrored.



5.3 LAND USES

The proposed land use strategy includes a range of residential typologies and densities, local mixed use and commercial areas, and a variety of public open spaces throughout the site. Higher density and intensity is concentrated toward the east side of the plan area and around the Mixed-Use Urban Village. The density tapers off closer to the edges with single and semi detached homes as the predominant building form along the north, west and southern boundaries.

A Municipal Reserve (MR) site is provided in the centre of the Master Plan Concept that can accommodate an urban school site should the local school boards determine that one is necessary. Smaller MR sites are placed throughout the Master Plan Concept to provide easy access to open spaces for all residents. Further discussion about open spaces is in Section 5.4. Stormwater is anticipated to be managed through a Public Utility Lot and Storm Water Management Facility (SWMF) on the south side of the Master Plan Concept. Recreational trails are planned around the SWMF to activate the area and provide additional community benefit.

- Environmental Reserve (ER)
- Single Family, Semi Detached - Front Drive
- 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

FIGURE 6: Land Use Plan



5.4 OPEN SPACE

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. A variety of Municipal Reserve (MR) public open spaces are planned throughout the neighbourhood and offer natural, urban, passive, and programmable spaces and opportunities to support a wide range of activities that meet the needs of residents.

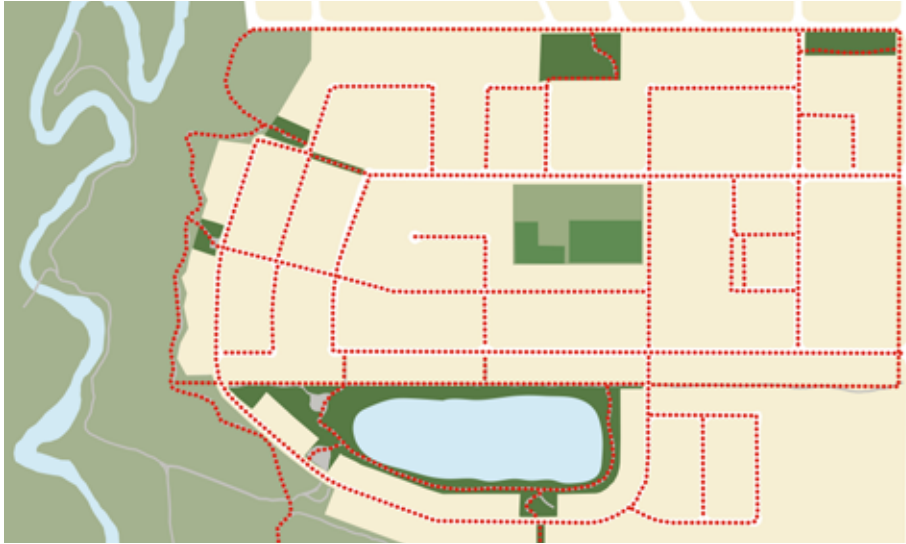
A cherished public amenity, access to Whitemud Creek Ravine has been retained with special care made to maintain accessibility and natural character. Based on community feedback, the existing tree stand in the northwest corner is proposed to be retained as MR that will add to the natural interface between the community and Whitemud Creek.



PARKS & NEIGHBOURHOOD AMENITIES

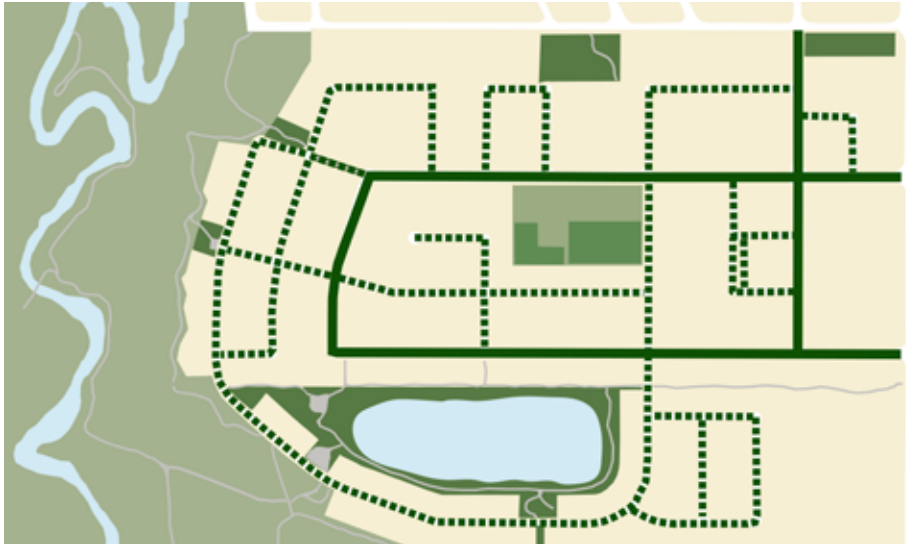
West 240 includes a variety of parks and open space that create unique opportunities for community gatherings, outdoor play, and community recreation throughout. Hilltop Park establishes the northern gateway into the neighbourhood. The Storm Water Management Facility in the southern plan area is designed as a high-quality amenity that ties into the neighbourhood wide recreation system. The functional neighbourhood amenities ensure that the provided public parks are programmable and usable for all members of the community.





GREENWAYS

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.



GREEN STREETS

West 240 includes collector and local roads with boulevards that help to expand the tree canopy and create green connections within the plan area. The road ROWs are designed to accommodate treed or landscaped boulevards to allow a healthy tree canopy to grow.

5.5 MOBILITY NETWORK

Equitable access opportunities, safety, and user choices were the founding principles of the mobility network design. The conceptual mobility plan proposes active, pedestrian-scale streets which encourage active lifestyles, walkability, cycling, and multi-user access.

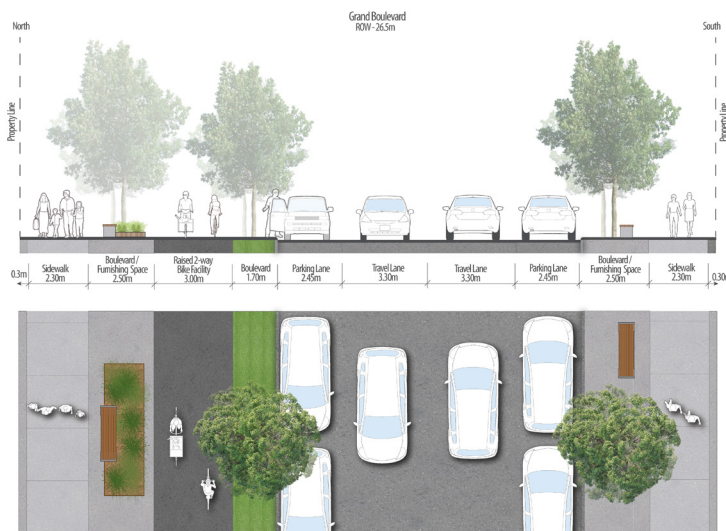
Integrated with open space and built form, active streets (and public Right-of-Ways) were designed to facilitate walkability and choice for pedestrians, cyclists and vehicles. In addition to the many green streets proposed for the site, enhanced sidewalks and extended boulevards create community amenity spaces for patios, planting, and public art.

STREET TYPOLOGY

Various street cross sections have been designed to accommodate the range in activity levels and uses within the different areas of the Master Plan Concept. Based on a connected grid network, the Grand Boulevard provides the inner ring of circulation while local roads cross perpendicular to provide connectivity both for vehicles and pedestrians. Shared use paths and trails are interspersed throughout the plan area to increase connectivity and encourage active travel, including all season recreation travel, throughout the neighbourhood.

FIGURE 8: Mobility Network Plan

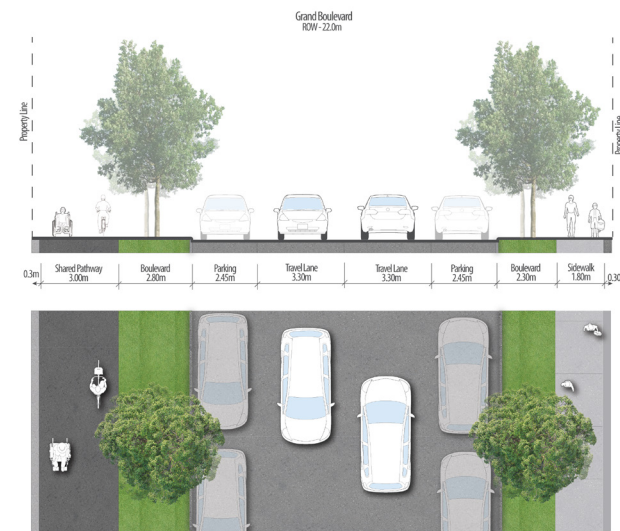




1

Grand Boulevard Type 1

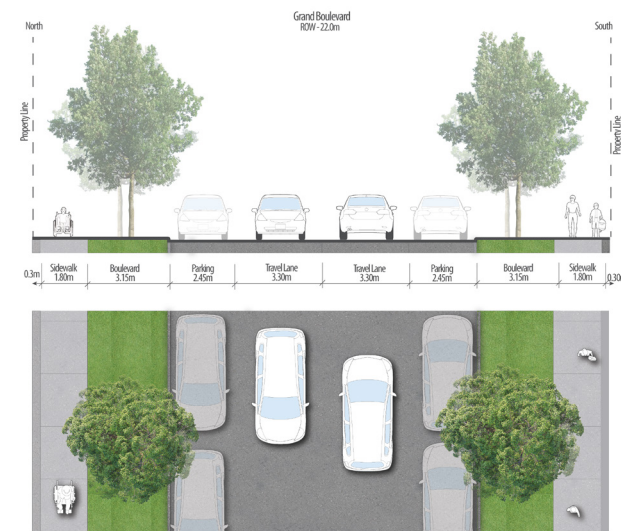
The portion of the Grand Boulevard that runs through the Mixed-Use Urban Village features a 26.5 m Right-of-way (ROW) and includes a vegetated boulevard on both sides, furnishing space and an oversized sidewalk to accommodate spill out activities and outdoor patio spaces that enliven mixed-use streets. Curb extensions and public art gateways are possible design elements to enhance the Grand Boulevard.



2

Grand Boulevard Type 2

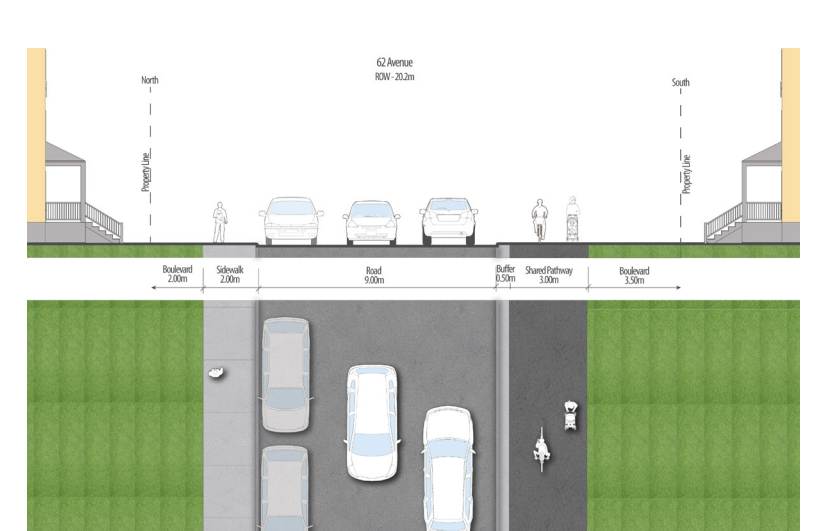
The Grand Boulevard on the western side of the plan area connects public parks and residential areas. The ROW is reduced to 22.0 m for a more human scale cross section. The separated shared use pathway is mirrored by a standard sidewalk providing ample room to all walkers and wheelers.



3

Grand Boulevard Type 3

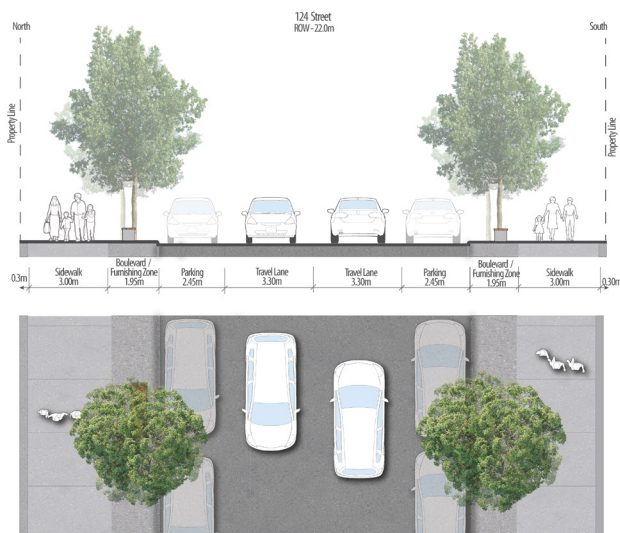
The southern leg of the grand Boulevard retains the 22.0 m ROW but does not include the Shared Use Path as an alternative trail is provided one block to the south.



4

62 Avenue NW (Existing)

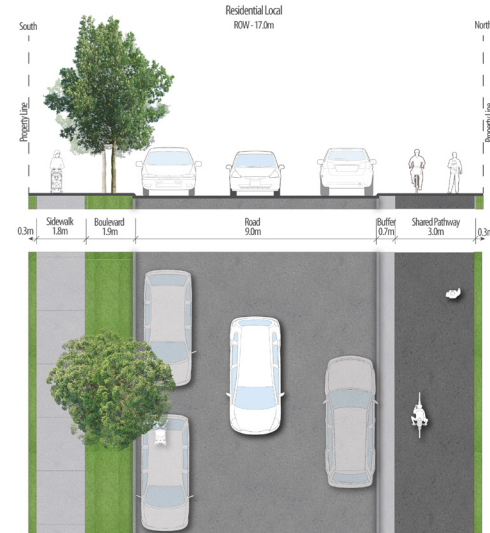
62 Avenue NW is an existing street to the north of the plan area. The existing 20.2 m ROW will be retained and mirrored housing is proposed to integrate into the adjacent community of Grandview Heights. A 3.0 m shared pathway and a 3.5 m boulevard on the south side of the street will keep it accessible for all active modes of travel, including cross country skiing in the winter.



5

Mixed-Use

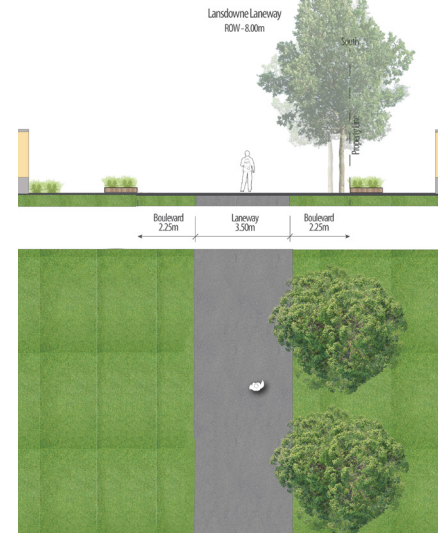
Streets through the Mixed-Use Urban Village that are not the Grand Boulevard feature wide 3.0 m sidewalks dual side parking and boulevard/ furnishing zones to support the activity levels and commercial nature of the Mixed-Use area.



6

Residential with Shared Use Path

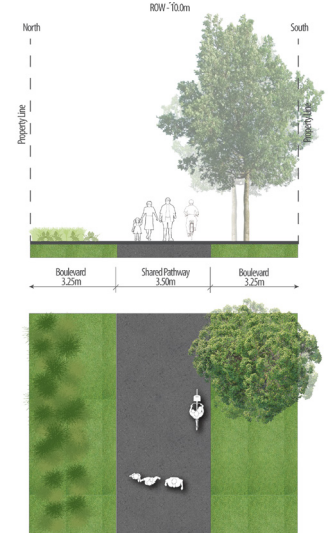
The local residential road with Share Use Path has a City of Edmonton standard 9.0 m wide road, parking on both sides and a shared use path on the north side of the road. The tighter travel lane decreases traffic speeds and creates a more human scale cross section.



7

Lansdowne Laneway (Existing)

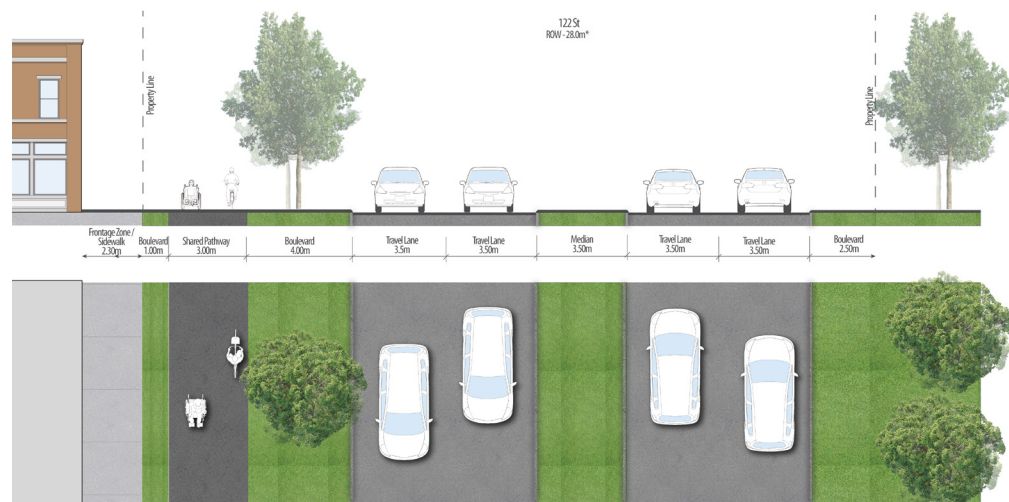
The existing Lansdowne Laneway is currently undergoing a City-led alley renewal process. The cross sections designed for the Master Plan Concept contemplate an accessible laneway that will allow movement of both people and vehicles



8

Trails

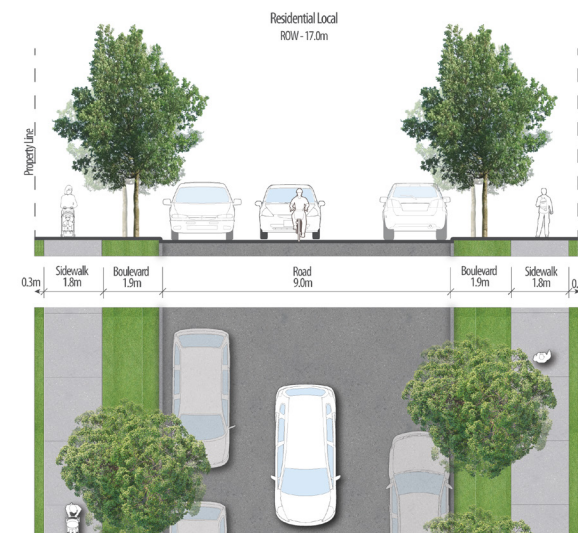
Shared use trails and pathways are planned throughout the plan area to connect residents and visitors to the various neighbourhood amenities. Trails are planned along the edge of the plan area adjacent to the Whitemud Creek ravine to maintain public access to this natural area and provide recreation opportunities throughout and around the neighbourhood.



9

122nd Street (existing)

122nd Street currently runs north-south along the eastern edge of the plan area. The existing roadway features four lanes of traffic divided by a central median. A 4.0 m boulevard buffers the travel lanes from the Shared Use Pathway on the west side.



10

Local Street

The local streets meet the City of Edmonton standards and include a sidewalk and treed boulevard on both sides creating a safe and enjoyable street interface.

ACTIVE TRANSPORTATION NETWORK

A part of the larger Mobility Network, the Active Transportation Network focuses on cycling and pedestrian connections throughout the plan area. Separated Multi-use pathways are proposed as well as Shared Use Paths along collector roads. Breezeways and off-street pedestrian connections have been added to increase walkability and provide safe alternatives to navigate the community.





**WEST
240**

SECTION 6.0

Implementation



6.1 IMPLEMENTATION OVERVIEW & STRATEGY

The Master Plan Concept will be the development framework for the West 240 site and will form the basis by which the future Neighbourhood Area Structure Plan (NASP) will be developed to establish policies that guide growth.

The NASP will implement the land use concept of the Master Plan Concept, will be reviewed by the City of Edmonton, and will require approval by City Council. Following enactment of the NASP, the detailed location and alignment of land uses, facilities, roadways, and services will be determined at the zoning and subdivision stage. The Conceptual Master Plan for West 240 will provide the framework for the NASP and the subsequent subdivision and development of land.

The NASP will be reflective of the master planning exercise for West 240 undertaken by the University of Alberta Properties Trust and will begin in 2023/2024. The Master Plan Concept was built around intentional community involvement, focused and collaborative workshops and site tours and input by the City of Edmonton to advance a plan for a sustainable and people-centred community that contributes to the vitality of the surrounding neighbourhoods and Edmonton overall.



6.2 MARKET STUDY

A market assessment analyzing projects comparable to the Master Plan Concept envisioned for West 240 was undertaken to determine the distribution, scale, and types of commercial, retail, and residential development appropriate for the site. Based on the findings, there is a strong opportunity for neighbourhood oriented services including retail, commercial and offices in a mixed-use development format. These may include grocers and offices within the medical profession and associated services (dental, optometry, pharmacy, etc.). The study also indicated opportunities for freestanding quick service restaurants, banks, fast food, and convenience uses provided with parking amenities. To maximize exposure and mid-block access, the report indicated that the ideal location for commercial and retail development would be along the spine that connects to 122 Street. However, the study also highlighted opportunities for daycare services at the edge of retail development, in closer proximity to greenspace.

For residential development, it was determined that there are opportunities for low to medium density residential throughout the site. Low-density development within West 240 would support a range of housing types including single-detached housing, semi-detached housing, townhouse and staked townhouse developments. Medium density housing opportunities would include residential development within a mixed-use or multi-family apartment format.

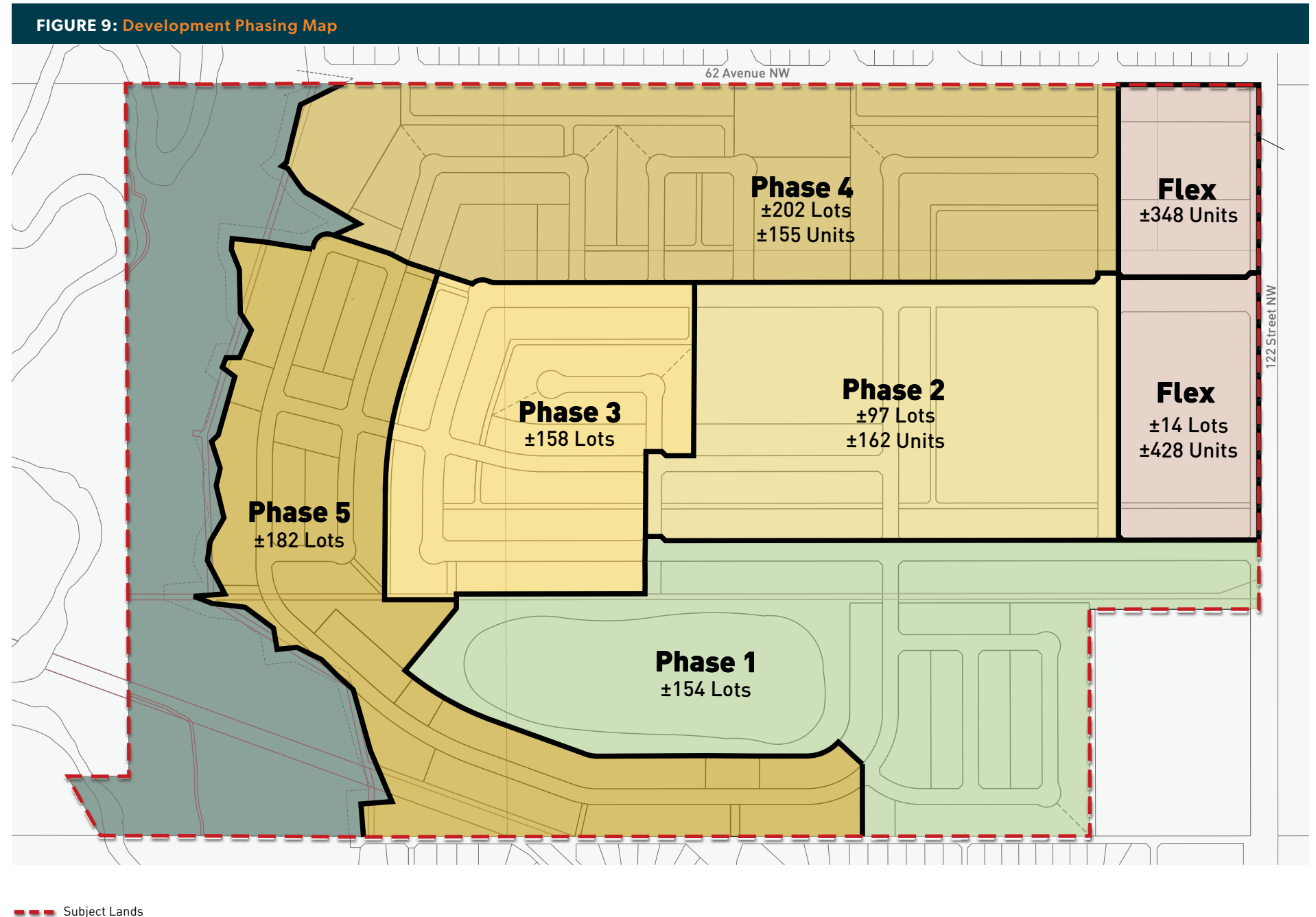
It should be noted that the above study does not account for redevelopment of University of Alberta South Campus east of 122 Street NW. Should redevelopment occur in combination of improved transit services to the area, additional housing density should be investigated through further analysis.



6.3 PROJECT PHASING

The phasing of West 240 will provide a logical and efficient approach, with the first phase including early infrastructure development, such as the stormwater management facility.

Building out the remainder of the site will follow a logical sequence of development from South-to-North and East-to-West based depending on market demand. Each phase is intended to include a smaller grouping of units and lots. Two flex phases intended for commercial or mixed-use development closer to 122 Street can be accommodated to respond to market needs.



6.4 POPULATION PROJECTIONS

The West 240 site proposes a net residential density of 80.4 dwelling units per hectare (du/nrha) on land solely designated for residential and does not include public roads, open space, and other non-residential areas. The proposed net residential density for West 240 exceeds the minimum density targets set out by the Edmonton Metropolitan Region Board (EMRB) Growth Plan for greenfield development (45 du/nrha).

When West 240 is fully developed, it is anticipated to accommodate approximately 3,779 units and an estimated population of over 6,900.

Gross Area	93.56 ha	231.19 ac	100%
Non-Residential Land Use Area			
Environmental Reserve	13.45	33.25	14.38
Municipal Reserve (Open Space)	7.94	19.61	8.49
Public Utility Lot / URW	1.13	2.78	1.21
Public Utility Lot / Storm Pond	7.21	17.81	7.71
Road ROW	16.82	41.56	17.98
Total non-residential area	46.55	115.01	49.75
Residential Land Use Area			
Low Density Residential	27.95	69.06	29.87
Medium Density Residential	6.71	16.59	7.17
Multi-family	7.12	17.59	7.61
Mixed Use (multi-family or commercial)	5.23	12.94	5.59
Total Residential Area	47.01	116.18	50.25

Gross Area	Units	Rate
Total Dwelling Units*		
Low Density Residential	699	25
Townhouse	302	45
Medium to High-rise Apartments	1,602	225
Commercial / MF Mixed Use	1,177	225
Total Dwelling Units	3,779	

1. Calculate Total Dwelling Units: 3,779
2. Calculate Density 3,779 units /47.01 nrha = 80.4 du/nrha

Note:

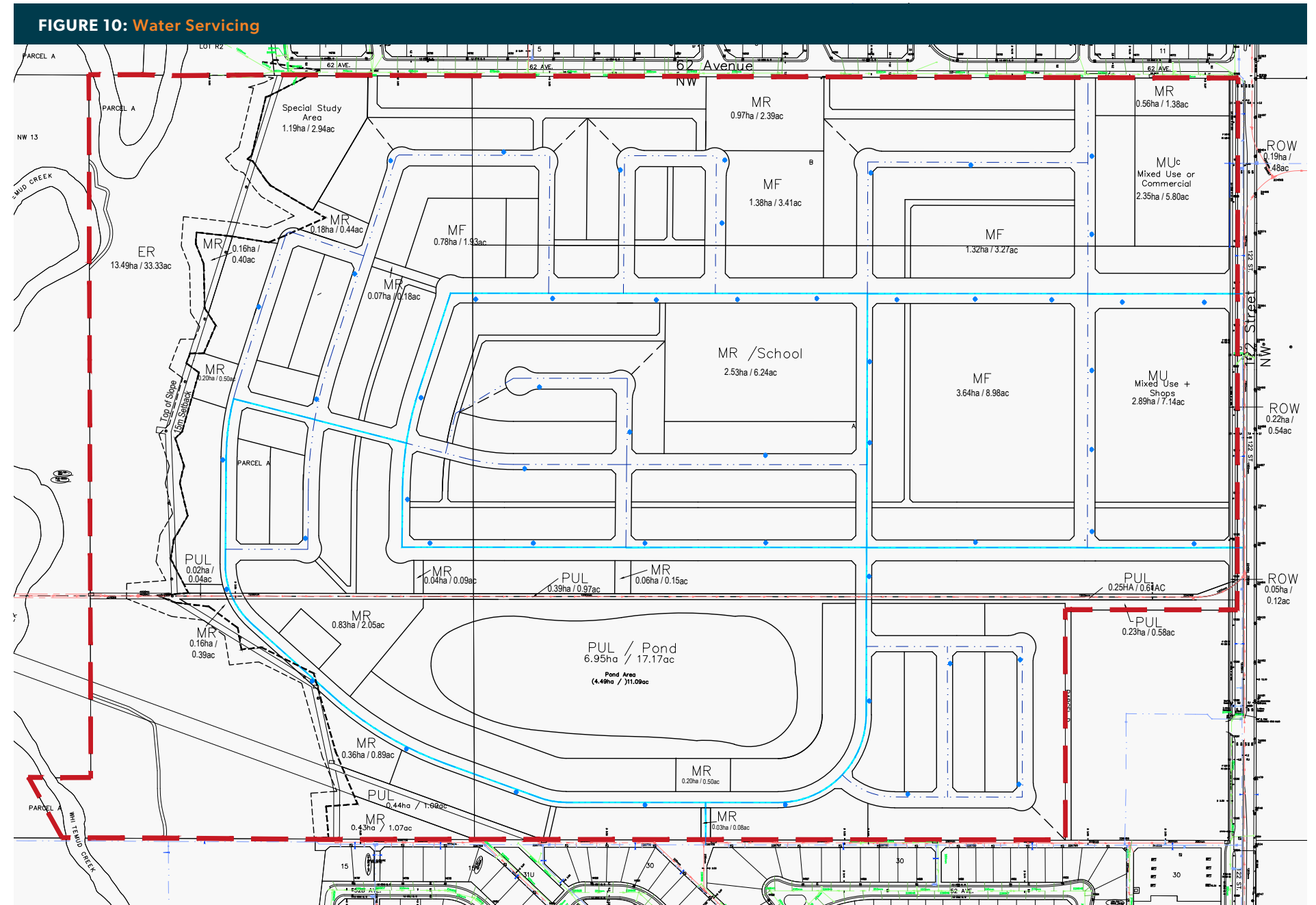
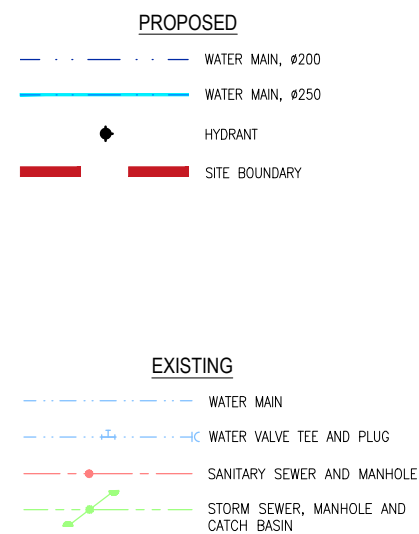
The units per net residential hectare (upnrha) rates are based on the City of Edmonton's terms of reference for Area Structure Plan.

6.5 SERVICING

A preliminary servicing design plan has been created for water, sanitary and storm servicing requirements for West 240.

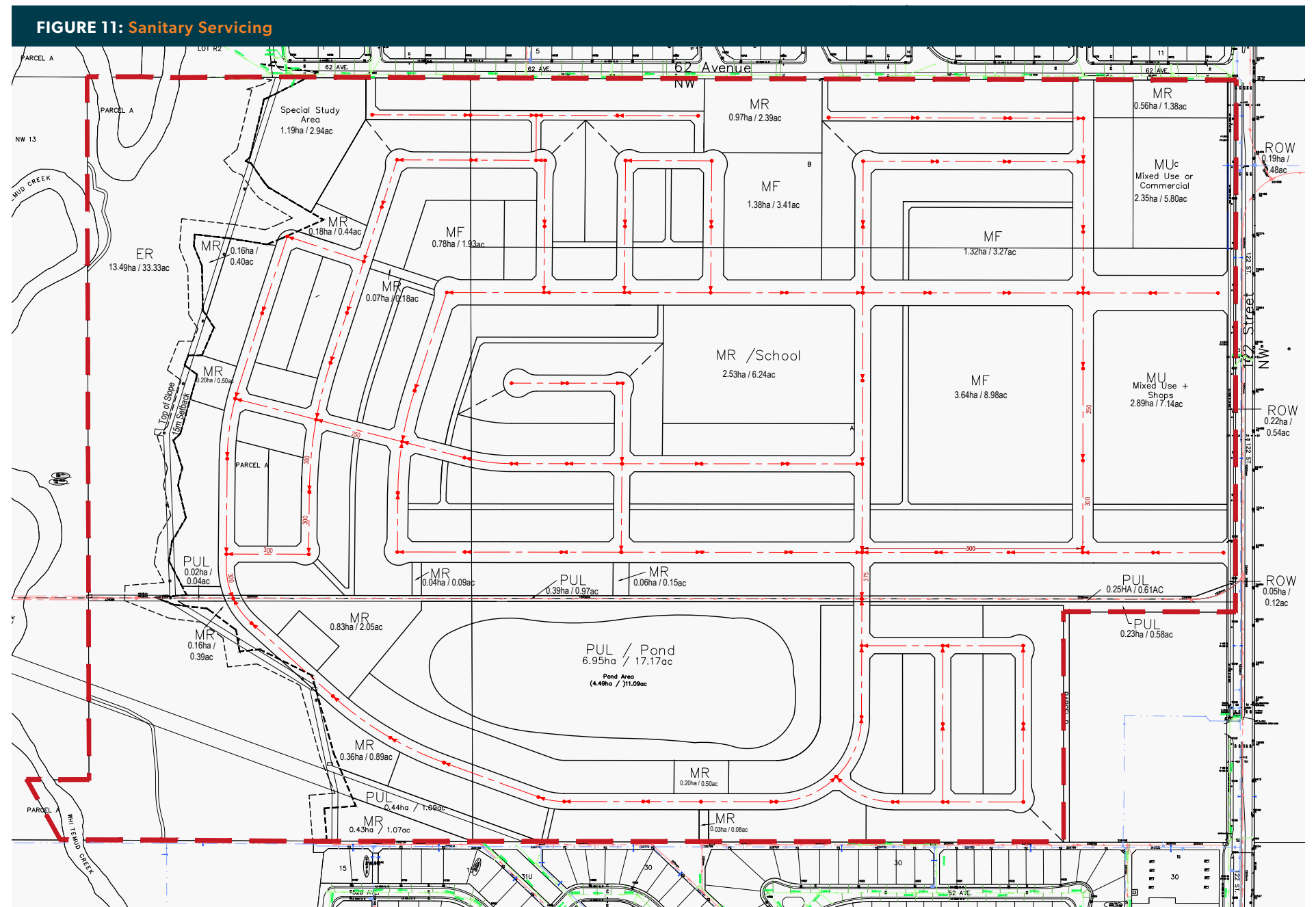
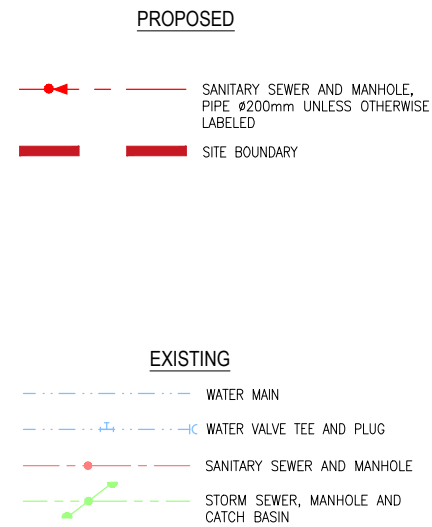
WATER SERVICING

Based on the preliminary design, the water mains will consist of both 250 mm and 200 mm diameter pipes throughout the West 240 site and will have two connection points with the City system at 122 Street. More detailed servicing studies will be completed in support of the future Neighbourhood Area Structure Plan.



SANITARY SERVICING

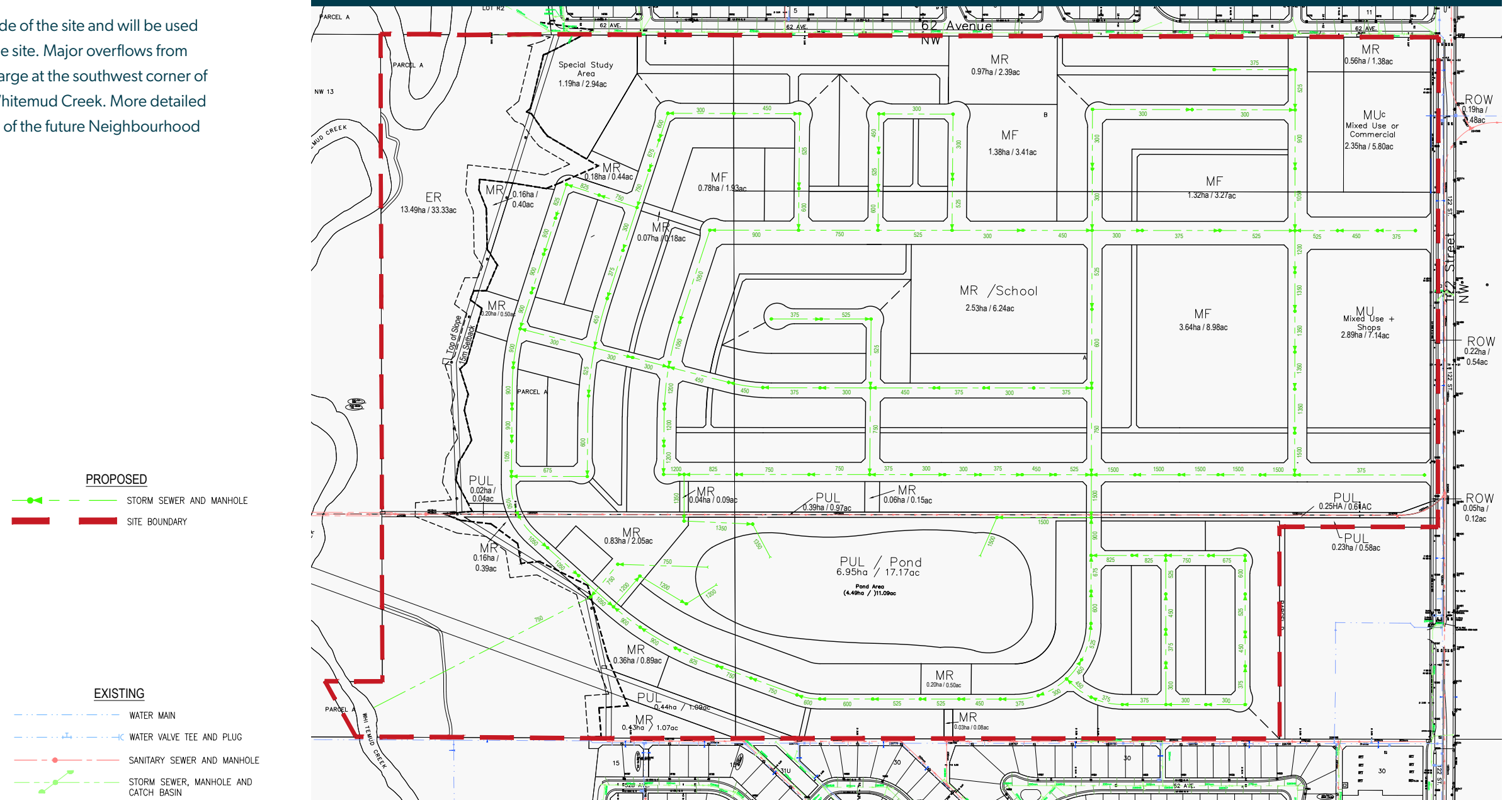
The sanitary system will consist of 200 mm diameter pipes throughout the site and will discharge to the City system at two connection points within the proposed Public Utility Lot that dissects the site from West to East, just North of the proposed stormwater management facility (SWMF). More detailed servicing studies will be completed in support of the future Neighbourhood Area Structure Plan.



STORMWATER SERVICING

The proposed SWMF is located to the south side of the site and will be used to accommodate stormwater drainage from the site. Major overflows from the stormwater management facility will discharge at the southwest corner of the pond and lead to a proposed outflow at Whitemud Creek. More detailed servicing studies will be completed in support of the future Neighbourhood Area Structure Plan.

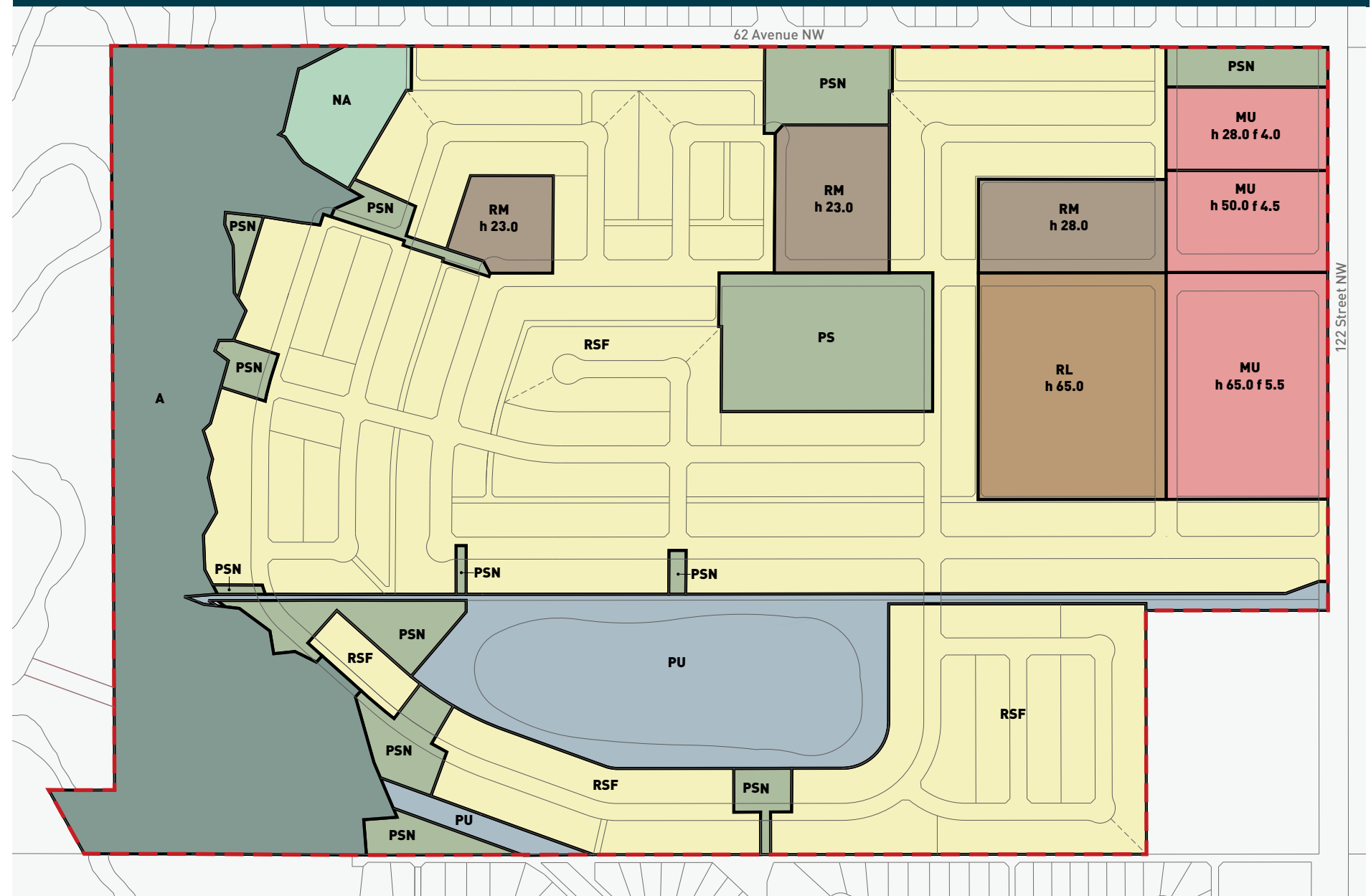
FIGURE 12: Stormwater Servicing



6.6 RECOMMENDED ZONING AND SUBDIVISION

LAND USE	ha	ac	%	Height
A	13.43	33.25	14.4	10.0 m (approx. 2 - 3 storeys)
NA	11.21	2.99	1.3	
RSF	47.58	117.58	50.9	12.0 m (approx. 3 storeys)
RM	4.30	10.63	4.6	
RM h 23.0	2.56	6.32		23.0 m (approx. 6 storeys)
RM h 28.0	1.74	4.31		28.0 m (approx. 8 storeys)
RL h 65.0	4.23	10.46	4.5	65.0 m (approx. 20 storeys)
MU	6.63	16.39	7.1	
MU h 28.0 f 5.0	1.34	3.32		28.0 m (approx. 8 storeys)
MU h 45.0 f 5.0	1.64	4.05		45.0 m (approx. 15 storeys)
MU h 65.0 f 5.5	3.65	9.02		65.0 m (approx. 20 storeys)
PS	2.93	7.23	3.1	16.0 m (approx. 4 storeys)
PSN	4.83	11.93	5.2	14.0 m (approx. 3 - 4 storeys)
PU	8.39	20.73	9.0	12.0 m (approx. 3 storeys)
TOTAL	114.5	231.37	100	

FIGURE 13: Preliminary Zoning Districts



6.7 PROJECT PHASING

The existing zoning surrounding West 240 is predominantly low-density residential. Within West 240, the following preliminary zoning districts based on the City of Edmonton’s draft Zoning Bylaw are proposed to achieve the objectives of the Master Plan Concept:

RIVER VALLEY ZONE (A)

To preserve natural areas and parkland along the river, creeks, ravines, and other areas designated for environmental protection while allowing for passive and active park uses in designated areas. This zone will apply to approximately 13.46 hectares (33.25 acres) of Environmental Reserve land within the Master Plan Concept.

NATURAL AREA ZONE (NA)

To conserve, preserve and restore identified natural areas, features and ecological processes. This zone will apply to 1.21 hectares (2.99 acres) of Municipal Reserve land within the Master Plan Concept.

PARKS AND SERVICES ZONE (PS)

To allow for development on parkland that is intended to serve educational, recreational, and community needs at the city-wide, district, and neighbourhood level. This zone will apply to approximately 2.93 hectares (7.23 acres) within the proposed open spaces and Municipal and/or School Reserves within the Master Plan Concept.

NEIGHBOURHOOD PARKS AND SERVICES ZONE (PSN)

To allow for limited development on parkland intended to serve neighbourhood-level needs and users. This zone is intended to accommodate features like community league buildings, active or passive recreation opportunities, and playgrounds in community parks, pocket parks, and greenways. This zone will apply to approximately 4.83 hectares (11.93 acres) of proposed open space and Municipal Reserves within the Master Plan Concept.

PUBLIC UTILITY ZONE (PU)

To allow for development and protection of infrastructure, systems and facilities that provide a public benefit. This zone will apply to approximately 8.39 ha (20.73 acres) of a proposed stormwater management facility and Public Utility Lots (PUL) in the Master Plan Concept.



SMALL SCALE FLEX RESIDENTIAL ZONE (RSF)

To allow for a range of small-scale residential development up to 3 storeys in height, including detached, attached, and multi-unit residential housing. This zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents. This zoning will apply to approximately 47.58 hectares (117.58 acres) of proposed low-density residential land uses in the Master Plan Concept and will accommodate a variety of housing forms including single detached housing, semi-detached housing and townhouses.

MEDIUM SCALE RESIDENTIAL ZONE (RM)

To allow for multi-unit residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Single detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents. This zoning will apply to approximately 4.30 hectares (10.63 acres) of proposed mid-rise apartments in the Master Plan Concept and is proposed to have height modifiers to enable maximum building heights of 23.0 m and 28.0 m to allow for mid-rise residential development in the range of 6 and 8 storeys respectively.

LARGE SCALE RESIDENTIAL ZONE (RL)

To allow for high-rise residential development that ranges from approximately 9 to 20 storeys. Row housing is not intended in this zone unless it forms part of a larger multi-unit residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents. This zoning will apply to approximately 4.23 hectares (10.46 acres) of the proposed high-rise apartments in the Master Plan Concept and is proposed to have a height modifier to enable a maximum building height of 65.0 m to allow for high-rise residential development up to approximately 20 storeys. This zone does not have a minimum density requirement.

MIXED USE ZONE (MU)

To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by statutory plans. This zone allows for a range of uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this zone promote development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians. This zoning will apply to approximately 6.63 hectares (16.39 acres) of proposed commercial and mixed uses in the Master Plan Concept and is proposed to have height and floor area ratio (FAR) modifiers to enable mid to high-rise mixed use development. For the parcels to the north of the central east-west spine, the proposed maximum height is 50.0 m and 28.0 m to enable development up to approximately 15 storeys and 8 storeys respectively. To the south, the proposed maximum height is 65.0 m to enable development up to approximately 20 storeys. To provide flexibility for horizontal mixed use development (commercial or residential on the ground floor), the active frontage modifier is not proposed.





**WEST
240**

SECTION 7.0

Conclusion



7.1 THE FUTURE OF WEST 240



The West 240 Master Plan Concept is a culmination of long-range planning by the University of Alberta Properties Trust (UAPT) and their team of professional planners, urban designers, and engineers, as well as the City of Edmonton and surrounding communities of Grandview Heights and Lansdowne. UAPT has been entrusted with developing these lands, creating a unique opportunity for a new complete community in the heart of Edmonton that contributes back to the University of Alberta in a meaningful way.

The Master Plan Concept represents the first of many steps to bring the West 240 community to life and will act as a guide for future planning work. As the UAPT moves this project forward through the Neighbourhood Area Structure Plan (NASP) stage, they and the project team will draw on the feedback, the designs and the learnings from the master planning process to create a statutory plan and set of policies that support the overall vision and goals of the UAPT and West 240.

The work done as a part of the Master Plan Concept is essential to the overall development of the site as it allowed for the exploration of new design ideas and a balancing of perspectives that will be informed by further technical study and City policy. Refinement of the Master Plan Concept through detailed design and statutory policies will create the foundation of the West 240 community that will inspire and attract residents far into the future.





For more information
on West 240
please contact:

Greg Dewling
President and CEO of University of Alberta Properties Trust
780-907-4542 gdewling@uapt.ca