

December 13, 2023

West 240

Engagement Summary – Phase 3

PREPARED FOR:

University of Alberta Properties Trust

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 peoples who come from around the world to share Edmonton as a home. Together we call upon all our collective, honoured traditions and spirits to work in building a great city for today and future generations.



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1.0 INTRODUCTION

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

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 a diversity in housing choice for newcomers, students, families, and seniors.
- Consider green buffers or development that matches the adjacent communities.

Celebrate the site's legacy through the design.

- Incorporate existing, natural features into the new development.
- Respect the sense of open space that currently exists at the site.
- Create public spaces for legacy uses such as urban agriculture, cross country skiing and existing trails.

Enhance the community through new amenities.

- Add retail opportunities that serve the local neighbourhoods.
- Incorporate sustainable, public access to Whitemud Creek and the ravine.
- Include trails for biking and walking as well as natural trails.

Maintain the area's accessibility with soft-touch connections.

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

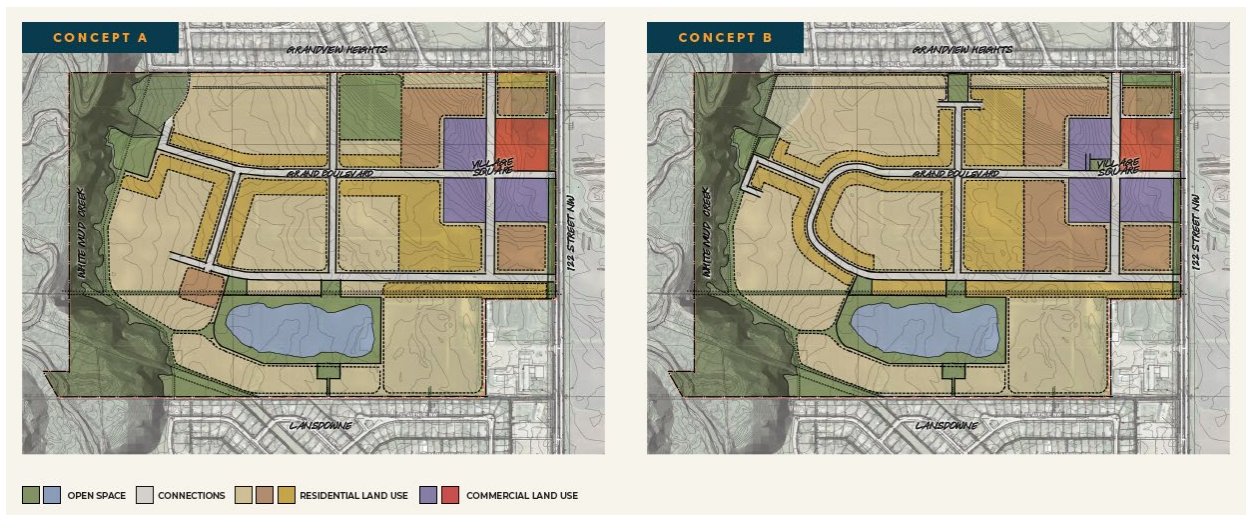
2.0 PHASE 2 PUBLIC ENGAGEMENT

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

Community Concerns

Some comments expressed concerns 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.

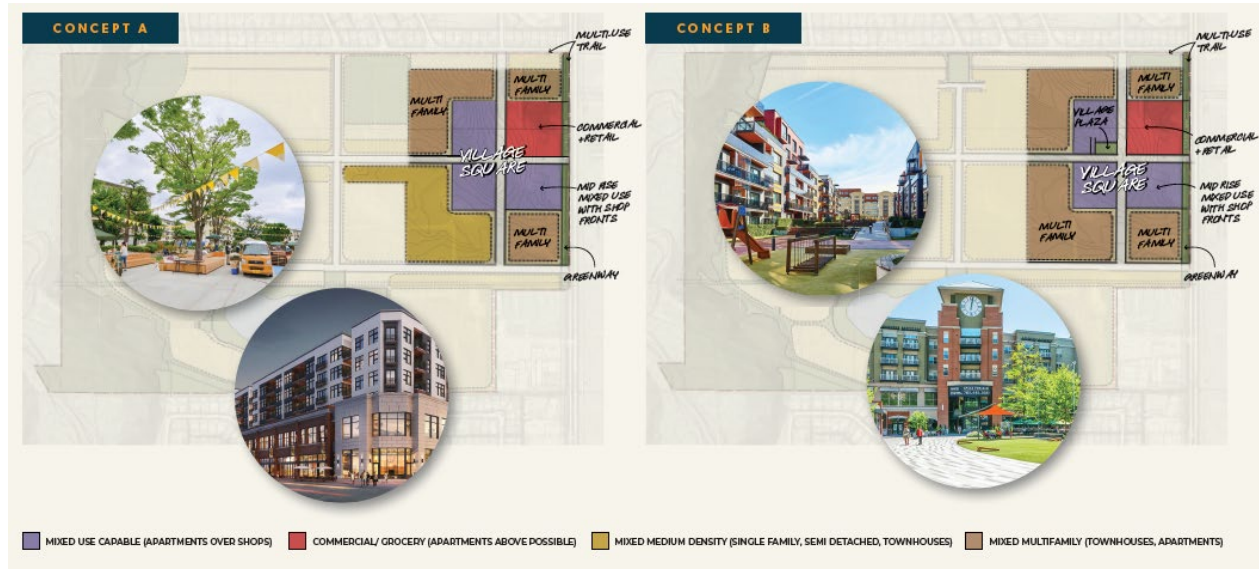
There were a few comments about the need for housing and the need for more residential density. However, most comments wanted to see less density overall.

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.
- Inclusion of 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 supported the location along 122 Street and interior to 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

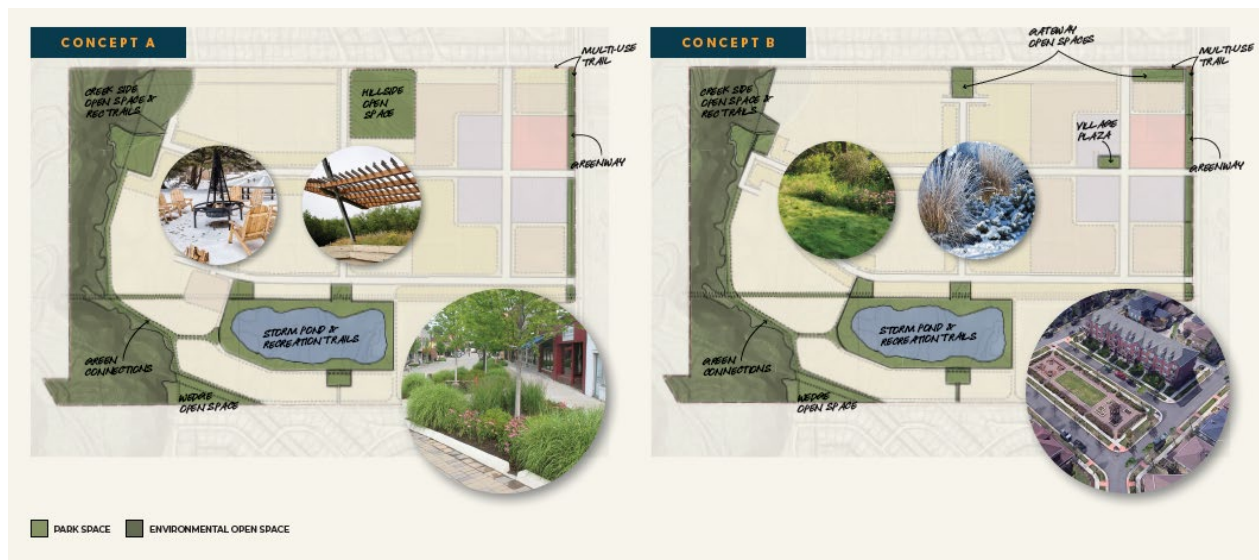
There are concerns about the viability of the proposed commercial, with questions on whether there was a demand for more commercial space.

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. There is a strong preference for preserving 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 liked seeing the green linear space long 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 can also support climate resilience and protect wildlife.

While participants appreciated 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.

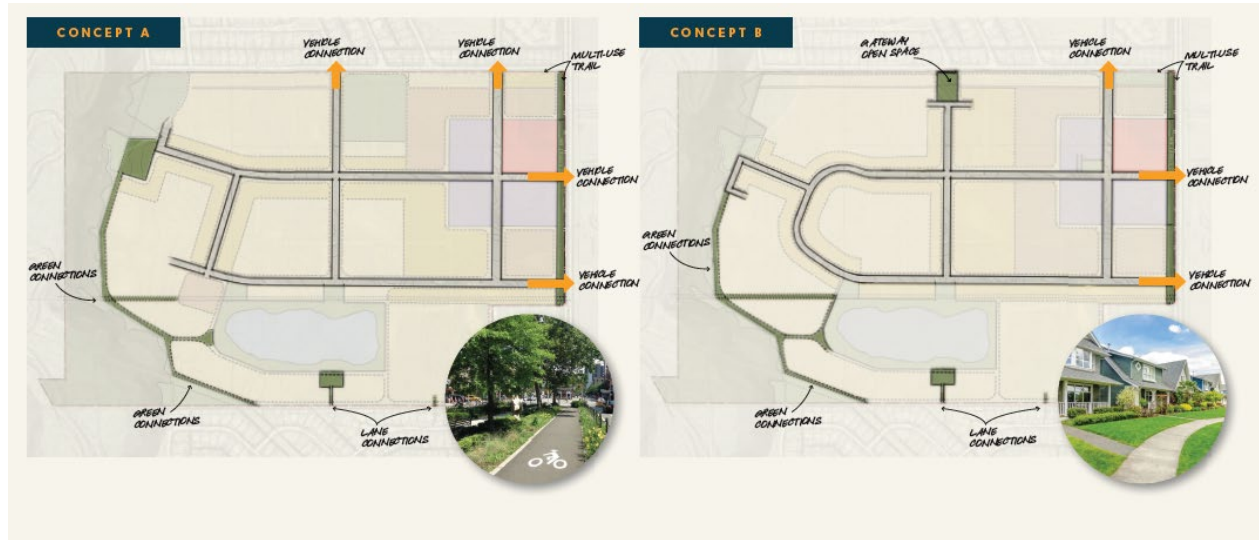
Participants want to see more green space. There is concern about the loss of green space overall.

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

Community Concerns

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

Community members are also concerned about the impacts and safety issues to 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 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 details on aging in place, seniors care, new schools, celebrating the sites 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 PHASE 3 PUBLIC ENGAGEMENT

Considering the feedback received from the public open house in June, and the City of Edmonton concept workshop in July, a preferred concept plan was prepared. The refined concept plan was shared at two public open houses held in November 2023. The first open house was held at the Grandview Heights Community Centre on November 8, 2023. The second open house was hosted at the Lansdown Community League Hall on November 9, 2023.

We asked participants to review the preferred concept plan and share their feedback on the proposed plan, including the proposed land use concept, open space strategy, vision for the mixed-use Urban Village and residential districts, parks and neighbourhood amenities, and mobility connections.

Overall, we had over 220 people attend the two open houses and 42 submitted feedback forms through the online survey. This report summarizes the feedback we received during phase 3 engagement on the preferred concept plan.

Figure 6 – Preferred Concept Plan November 2023



5.0 WHAT WE HEARD

We asked participants to provide comments on the Preferred Concept Plan, the Land Use Plan, the Open Space Strategy, Mobility Connections. We also asked participants to tell us about their experience with the West 240 project engagement.

5.1 Preferred Concept Plan & Land Use Plan

Feedback from the Phase 2 engagement that informed the refined the direction for the preferred Concept Plan and Land Use Plan included:

- Support for the gradual increase in density across the site with a preference for lower density residential adjacent to neighbouring communities
- Preference for higher density residential towards the interior of the site and along 122 Street.
- Support for the village square and proposed mixed-use along 122 Street and the interior of the site, with walking and biking access.

Figure 7 –Land Use Concept Plan November 2023





Phase 3 Engagement Discussion

Urban Form and Housing

In general, most participants supported the concept of mirrored housing along 62 Avenue but had concerns regarding the type of housing and heights that would be permitted. Some participants indicated a preference for single detached housing, housing heights and larger lots that reflect the original housing forms built in the Grandview neighbourhood. Some suggested the use of restrictive covenants to ensure this form of housing. Others felt that the residential lots next to 62 Avenue should be reoriented to back onto 62 Avenue. Some participants wanted to see restrictive covenants to ensure single detached housing along 62 Avenue and to restrict the development of garden suites long the lane that borders the Lansdowne neighbourhood.

Regarding built form and density, participants were generally in support of higher density development within the Urban Village node, but some wanted to ensure that shadows from taller buildings would not impact the houses north of 62 Avenue. Other participants wanted to see multi-family sites redistributed throughout the site, further away from Grandview Heights and closer to either the ravine, the storm pond, the forestry centre or towards Lansdowne. Others noted a desire for a centralized greenspace and community hub surrounded by shops that would provide a social space for the community.

Some participants were in support of diverse housing options, and some wanted to see greater housing diversity and more opportunities for medium to high density development, and a greater range of lot sizes. Several participants wanted to see opportunities for non-profit and affordable housing, student housing, and places for seniors to age in place.

Interface and Site Borders with Adjacent Neighbourhoods

Recurring concerns were shared regarding the interface between West 240 and the Grandview Heights and Lansdowne neighbourhoods. Participants reiterated their preference for a tree buffer along the laneway between West 240 and Lansdowne, and for preserving mature trees and removing vehicular connections and parking along 62 Avenue adjacent to the Grandview Heights neighbourhood. There were some mixed opinions on whether residential lots should face or back onto 62 Avenue. Participants noted concerns related to increased traffic and visitor parking along 62 Avenue and new development not matching the housing character of Grandview Heights.



Amenities

Participants expressed significant interest in the potential for a school to be built. Some participants asked which school new students would attend before a school is built and wanted to know what would happen if the funding for a new school did not materialize. Some participants wanted to ensure that the green space would be retained if a school was not built, and others worried about the impact to class sizes in schools in adjacent neighbourhoods. Some participants felt the size of the school site was too small to incorporate other amenities such as a community league or sports fields.

Several participants were interested in seeing a range of amenities in West 240, including opportunities for grocery stores, cafés, art galleries, libraries, dog parks, community gardens, swimming pools, ice rinks, cross country skiing trails, playgrounds, and recreation centres. One participant suggested the incorporation of a community garden would celebrate the agricultural roots of the site. Others noted the need to ensure amenities incorporate year-round activities that consider all age groups.

5.2 Open Space Strategy

Feedback from the Phase 2 engagement that informed the refined the direction for open space strategy for the preferred concept plan included:

- Support for green space along the ravine and the stormwater pond, and the green linear space along 122 Street.
- A strong preference for preserving the existing tree stand in the NW corner.
- Preservation of natural features and existing trees throughout the development to support climate resilience to provide buffers along the north and south boundaries of the site.
- Increasing public access to the ravine and removing lots backing onto the ravine.

Figure 7 – Open Space Strategy Concept November 2023



Phase 3 Engagement Discussion

Natural Features

Although participants were happy to see green space being retained and the incorporation of the water-filled storm pond, participants wanted to see more green space provided and voiced concerns about the environmental and climate impacts of removing existing trees to accommodate the proposed development.



In general, participants wanted to see existing trees and natural features retained, with specific mention of the trees at the northeast corner of the site and next to the forestry centre. Participants also wanted to see trees preserved along the north and south borders of the site to support wildlife as well as to provide a visual buffer for the adjacent neighbourhoods. Some participants wanted to see a larger open space for the Hilltop Park and more pocket parks distributed throughout the site.

Comments were also received about the existing topography of the site and flood mitigation infrastructure. Several participants were concerned about the risk of flooding to the Lansdowne neighbourhood and the potential impact to the top of bank stability with the proposed storm pond.

Participants had mixed opinions about the design of the storm pond. Some participants felt that the storm pond was too large, and more space should be provided for housing. Others welcomed the inclusion of a wet storm pond with naturalized plantings to support local wildlife and biodiversity. Whereas some participants wanted to see the pond designed as a creek leading towards the ravine or designed as a dry pond that could incorporate sports fields and reduce the potential for stagnant water.

Interface and Access to Whitemud Creek

Many participants reiterated their concerns regarding the housing backing onto the ravine that would limit views and access to the ravine, and potentially impact the slope stability. Several participants wanted to see these houses removed and road access provided along the ravine that would match the access and character in Grandview Heights and Lansdowne. Some felt that development should be set back further away from the ravine to protect the existing ecosystem and to maintain walking access between the neighbourhoods.

Some participants wanted more information about the type of trail that would be built along the top-of-bank. Participants wanted to know if the trail would be paved, making it more accessible for cyclists and those with limited mobility, and if the trail would be furnished with benches and garbage cans. Some participants wanted to know if the trail would extend down into the ravine or remain at the top-of-bank level.

Green Streets

Participants were generally happy to see the expanded tree canopy and trails incorporated throughout the concept. Several participants wanted to see 62 Avenue included as a green street and existing trees along this road preserved. One participant wanted to see the green street network extended to the lane that borders the Lansdowne neighbourhood, and some participants suggested reducing the space dedicated to street parking and instead incorporate more green space to reduce flooding and the amount of hard surfacing throughout the site.



Pedestrian Routes and Recreation Trails

Some participants noted the plan lacked direct pedestrian connections to the high-density areas, and that the closest pedestrian access in Lansdowne would discourage walking to nearby schools. Several participants also wanted to see more pedestrian connections between Grandview Heights and West 240, particularly to improve access to the commercial areas without having to travel along busy roadways.

A few participants noted that it would be unlikely that skiing would occur on the shared use path along 62 Avenue due to the laneways that would cross the path and suggested that this should be removed from future illustrations. A number of participants also commented on the trail on the west side of the site bordering the ravine and wanted to see the pathway widened and incorporate universal design to ensure accessibility for a range of users and activities. Some participants wanted clarity on how access into the ravine would be provided and others were concerned about impact of the increased trail activity to Whitemud Creek.

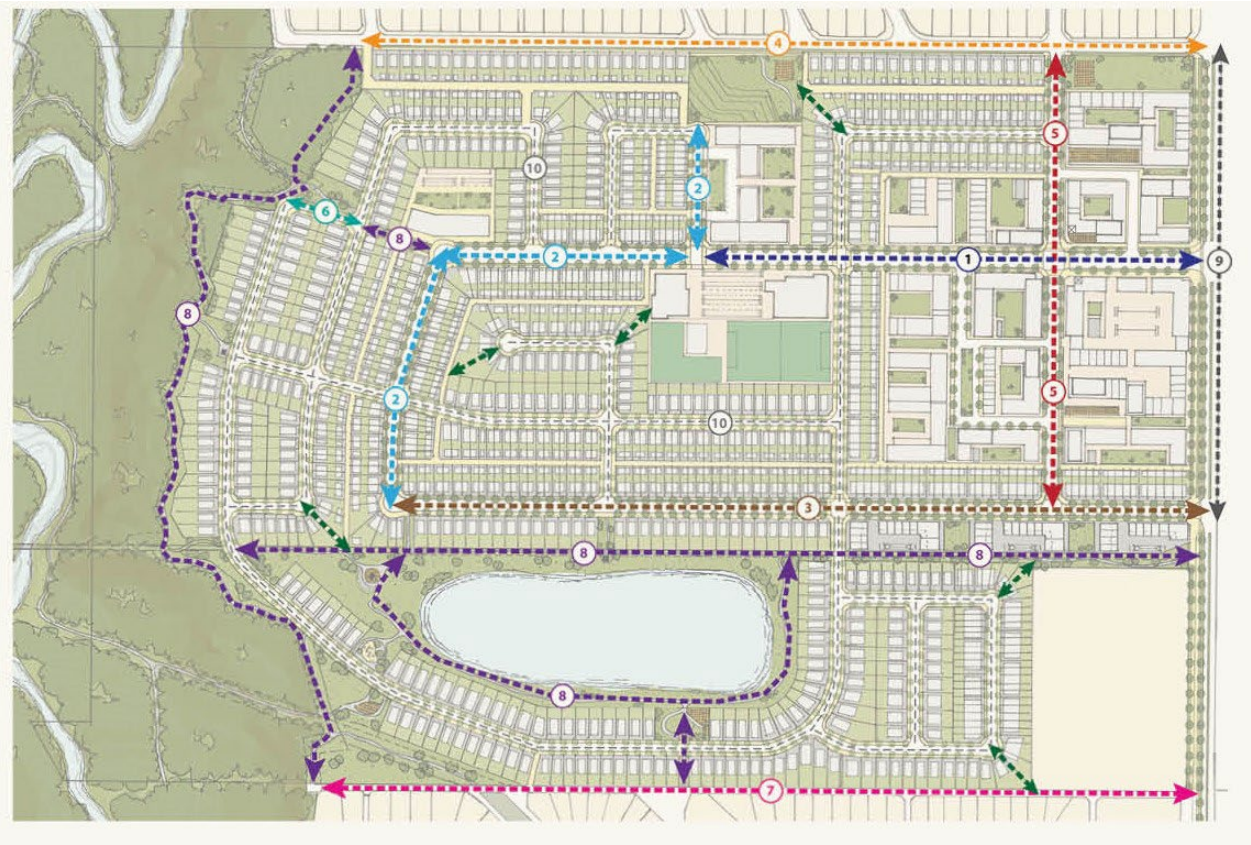
5.3 Mobility Connections

Engagement Summary from Phase 2

Feedback from the Phase 2 engagement that informed design direction on the mobility connections in the preferred concept plan included:

- Support for the two accesses off 122 Street that could help reduce traffic elsewhere, and a preference for only one traffic connection along 62 Avenue.
- Concerns about impacts and safety issues to 122 Street and existing pedestrian and cycling paths.
- Support for enhanced transportation connections, including pedestrian and cycling connectivity and trails for cross country skiing in the winter.

Figure 8 – Mobility Connections Concept November 2023





Phase 3 Engagement Discussion

Participants generally welcomed the inclusion of bike lanes and treed boulevards along the main roads, and connections that encouraged walking and biking. Some participants wanted to see walkability and bicycle routes improved with dedicated bike lanes, raised crosswalks, limiting front drive access, and incorporating transit connections to the LRT. Some suggested that the Mixed-Use Street could be improved by including dedicated bus lanes and transit infrastructure. However, most of the feedback regarding mobility connections reiterated concerns about safety, parking, and increased traffic to Grandview Heights and Lansdowne with the proposed vehicle access to 62 Avenue and the lane that borders the south of the site.

Although some participants were happy to see the concept limit vehicle access to 62 Avenue, others wanted lane connections relocated or removed to ensure pedestrian safety and to reduce traffic to 62 Avenue. Some participants also wanted to know how sidewalks would connect to the shared use path along 62 Avenue. Some participants also expressed concerns about parking along the south side of 62 Avenue and limited space in winter months due to windrows. Comments also included questions about how parking for visitors and construction workers would be accommodated throughout the site, and if underground parking would be provided for higher density development to reduce congestion. Some residents noted current parking issues along 123 Street.

Several participants were concerned about the increased traffic to 122 Street, particularly during busier traffic times in the morning and afternoon, and suggested traffic could back up with those needing to make left turns onto 122 Street. Participants wanted to know if traffic lights would be installed at the 122 Street and 62 Avenue intersection.

A number of participants wanted to see connections removed from the laneway that borders the south of the site with Lansdowne to prevent short cutting through the neighbourhood. Some participants were also concerned about increased traffic due with the potential development of garden suites along the lane. Several participants felt that lane access should only be provided for servicing and emergency vehicles, and that there should be a dedicated pedestrian path separate from the alley to ensure pedestrian safety.

Several participants also commented on wanting to see more progressive planning related to housing and road connections, noting that single family housing and cul-de-sacs do not promote healthy living, are not ecologically responsible, and hard to densify in the future. A few participants felt that the plan was too car-centric and wanted to see public transportation connections and more emphasis on mobility connections designed for accessibility and paths that incorporated benches and shaded areas.



5.4 General Comments

Some participants noted their disappointment with the proposed concept plan and the public engagement process, and wanted to know if the proposed concept was 'set-in-stone'. Some of the participants questioned if their feedback was being fully considered.

Some felt that the plan could have incorporated more innovative design as it related to parks, connectivity, and housing diversity. Participants also wanted to see opportunities for incorporating energy efficiency, net zero design, and wanted to know how climate mitigation would be addressed. A number of participants were concerned about the impacts to Whitemud Creek and some wanted to ensure disturbance to the nearby Whitemud Ravine Nature Preserve would be minimized during construction.

Several participants were concerned about potential flooding and whether servicing and sewer infrastructure would have the capacity to accommodate the added density to the area, and wanted to know who would pay to upgrade the infrastructure.

A few participants were curious about what the new neighbourhood would be named, and some suggested using numbered streets and avenues instead of named roads. Others wanted to have more information about the anticipated population, how the land would be sold or leased, and project and construction timelines.

5.5 West 240 Project Engagement

We asked participants about their experience with the West 240 project engagement and which group or organization they represented. Of the participants that filled out the survey, there were mixed results for respondents felt that the information provided throughout the project was clear and that the project team answered their questions; however, most survey participants indicated that they were able to access information about the project and that they were more informed about the project after engaging with the project team and the published materials.

Of those who participated in the survey, more than half were residents of the Grandview Heights and Lansdowne neighbourhoods. However, a number of people that participated in the survey were from surrounding neighbourhoods, the University of Alberta community, and interested members of the public.

Most participants heard about the project from their community league, word of mouth, community signage, the postcard mailouts and through the project website. Some participants found out about the project through their community Facebook page, lawn signs, and through River Valley News.



The information provided throughout the project was clear:

| | | |
|----------------------------|----|--------|
| Strongly Agree | 1 | 2.38% |
| Agree | 12 | 28.57% |
| Neither Agree nor Disagree | 9 | 21.43% |
| Disagree | 17 | 40.48% |
| Strongly Disagree | 3 | 7.14% |

The project team was able to answer my questions:

| | | |
|----------------------------|----|--------|
| Strongly Agree | 1 | 2.44% |
| Agree | 7 | 17.07% |
| Neither Agree nor Disagree | 16 | 39.02% |
| Disagree | 14 | 34.15% |
| Strongly Disagree | 3 | 7.32% |

I was able to access information about the project:

| | | |
|----------------------------|----|--------|
| Strongly Agree | 3 | 7.14% |
| Agree | 26 | 61.90% |
| Neither Agree nor Disagree | 7 | 16.67% |
| Disagree | 5 | 11.90% |
| Strongly Disagree | 1 | 2.38% |

I am more informed about the project after engaging with the project team or published materials:

| | | |
|----------------------------|----|--------|
| Strongly Agree | 7 | 16.67% |
| Agree | 27 | 64.29% |
| Neither Agree nor Disagree | 4 | 9.52% |
| Disagree | 3 | 7.14% |
| Strongly Disagree | 2 | 4.76% |



I am a(n) ___ (select all that apply):

| | | |
|---|----|--------|
| Resident of Grandview Heights or Lansdowne | 29 | 69.05% |
| Neighbour from the surrounding area | 12 | 28.57% |
| Community Business Owner | 2 | 4.76% |
| Member of the University of Alberta community | 10 | 23.81% |
| Interested member of the public | 16 | 38.10% |
| Interested future resident | 5 | 11.90% |
| Other | 1 | 2.38% |
| Prefer not to answer | 1 | 2.38% |

How did you hear about the project (select all that apply)?

| | | |
|----------------------|----|--------|
| Community League | 27 | 64.29% |
| Postcard mailing | 13 | 30.95% |
| Word of mouth | 19 | 45.24% |
| Community signage | 19 | 45.24% |
| Project email | 4 | 9.52% |
| Project website | 9 | 21.43% |
| Other | 2 | 4.76% |
| Prefer not to answer | 0 | 0.00% |
| Other | 6 | 14.29% |

6.0 NEXT STEPS

UAPT appreciates the feedback received through public engagement. Public feedback, in addition to inputs from other stakeholders, will be used to help inform future planning work. As the UAPT moves forward with this project to the Neighbourhood Area Structure Plan (NASP) phase, they and the project team will draw on the feedback, the designs, and learnings from the master planning process to create a statutory plan and set of policies to support the overall vision and goals of the UAPT and West 240.

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

feedback@west240.site

www.West240.site