

July 2024

West 240 Neighbourhood Area Structure Plan

Pre-application Engagement Summary

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Land Acknowledgement

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



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1.0 INTRODUCTION

The University of Alberta Properties Trust (UAPT) is preparing a Neighbourhood Area Structure Plan (NASP) to guide the development of West 240, a parcel of land located between the communities of Grandview Heights and Lansdowne, and between Whitemud Creek and 122 Street.

UAPT will submit the NASP to the City of Edmonton in Summer 2024. Prior to submitting, engagement with area residents, the City of Edmonton, local Community Leagues, and the UAPT Board has taken place to inform the development of the NASP concept and policies.

1.1 NASP Engagement

Two public houses were held - one in Grandview Heights on June 12, 2024 and one in Lansdowne on June 13, 2024. In total, over two hundred community members attended both events. Attendees were invited to share their thoughts on the revised concept and policy objectives. The project received seventeen online comment forms, as well as many comments at the event, and we continue to gather comments by email. This report summarizes the key themes of public feedback.



June 12, 2024, Grandview Heights Event



June 13, 2024, Lansdowne Event



The open house was promoted through:

- Email to the subscriber list. Over 350 subscribers have signed up through past events.
- Outreach to the Grandview Heights and Lansdowne Community Leagues.
- Project website, West240.site.
- Community signage including two large road signs and four sandwich board signs.
- Direct email and phone outreach to multi-family buildings.
- Postcards hand-delivered to over nine hundred single-family homes in Grandview Heights and Lansdowne, with attempts at businesses and multi-family buildings.

1.2 Engagement on Master Plan Concept

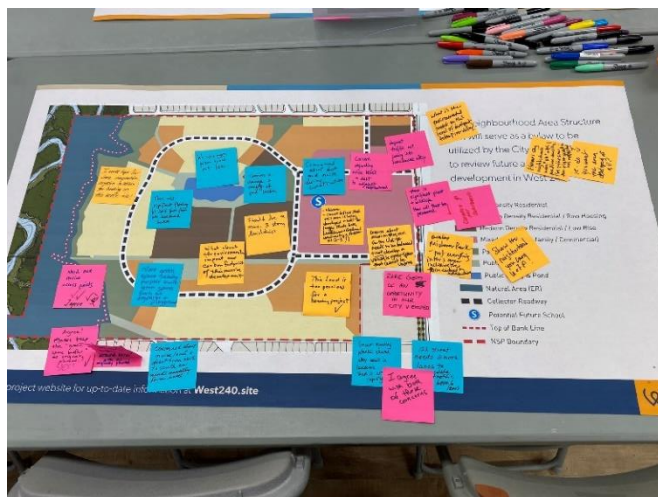
UAPT created and implemented an inclusive, transparent, and comprehensive public engagement plan for the project during the development of the Master Plan in 2023. The strategy was founded on a commitment to ensure participants had consistent access to accurate and timely project information, fair opportunities to participate, and that feedback was addressed in a timely manner. The following feedback themes helped inform the preferred Master Plan concept:

- Sensitively integrate new development with the existing communities, bringing in thoughtful density while respecting existing community character.
- Celebrate the site's legacy through design by incorporating natural features and respecting the sense of open space that currently exists.
- Enhance the community through new amenities such as enhanced public access to the ravine, walking trails, and commercial uses.
- Maintain the area's accessibility with soft touch connections like biking and walking access.

The Neighbourhood Area Structure Plan engagement continued the dialogue with surrounding communities. UAPT will continue to share project information and provide opportunities for public input. For more information about how feedback has contributed to the West 240 concept, please visit West240.site to review the Master Plan Engagement Summary and the December 2023 Master Plan Concept.

2.0 WHAT WE HEARD

Feedback was collected via sticky notes at the open houses, personal face-to-face discussions with event facilitators, letters and emails to the team, and through the online feedback form responses. The engagement boards asked participants to comment on various policy topics. The summarized responses have been grouped by the topics. Comments received were considered by the project team, summarized by themes to reflect the tone and sentiment, and will be shared with the City through the submission of the NASP.



Participants from surrounding communities continue to express concern that development of the site is proceeding. While many have been aware of the development plans for many years, there is a sense of loss that the land will be developed and changing from its current condition. While new pathways, amenities, and ravine access are seen as positive changes through development, the proposed density and accompanying traffic increases cause concern for adjacent neighbours. Some participants feel that the engagement process is not responding to their unique feedback and wish to see the community input direct more of the planning process.

2.1 Public Realm

Participants enjoy the character of the surrounding communities and expressed desire that future development is sensitive to the neighbourhoods on either side of West 240. Quality public realm was important to participants and their comments expressed the importance of site boundaries maintaining or enhancing the public experience. Key topics in this theme are:

- Community members expressed support for a pathway boundary on the exterior of the site. People currently use the perimeter of the site for recreation.
- For Grandview residents in particular, their Shared-Use Trail provides a much-enjoyed biking, running, and walking surface extending over 2.3 km. They want to ensure that this trail is not impacted by future development.
- Participants wanted to see green buffers with quality landscaping and retention of existing trees.
- Adjacent neighbours hope the sites edges retain much of the existing feel with green edges and a sense of openness.
- Some participants expressed support for honoring the historical agricultural identity of the site.



2.2 Land Use

Participants are concerned with the impacts from increasing density in the area including transportation, pressure on schools, and changes to community character. Many comments appreciate that the most intense land uses and densities are placed away from established neighbourhoods. Most residents want to ensure that the site's borders match existing, low-density residential with similar single-detached residential development. Additional comments include:

- There is support for commercial uses in locations as shown on the concept. Participants expressed interests in grocery stores, local amenities, and ability to walk to the commercial areas.
- There were a few participants who felt the density could be greater and questioned why it came down since the Master Plan concept.
- Residents appreciate that the current concept shows mostly low-density residential along the site's edges. Most residents would prefer that the entire north and south borders be low density residential, open space, or pathway. The current plan shows some medium density along the north and south edges.
- Some participants expressed support for the different forms of housing that will be included through new development, citing opportunities to age-in-place and provide diverse housing opportunities for future residents.
- Some residents feel there could be more space dedicated to open space uses.

2.3 Open Space

Participants want to be able to continue the outdoor activities that they have historically been able to pursue in the area, and mentioned walking trails, dog parks, and community gardens as possible open space programming. While community members are still concerned about vehicle connectivity, they are excited for active modes pathways and enhanced ravine access. Additional comments include:

- There are concerns about the environmental impact to the river valley from new development. Additionally, community members are concerned for the urban wildlife that frequent the area, such as coyotes and birds.
- Participants appreciated seeing the park space at the top of the ravine and like the opportunity for enhanced river valley access. Participants want to ensure public access to the ravine.
- Most common open space programming options included dog parks, trails, and walking spaces. Throughout engagement, residents mention that they currently enjoy cross country skiing at the site in the winter and hope it can be included in future parks planning.
- Participants want to retain as much vegetation as possible. This includes existing tree stands and the green edge along the shared Lansdowne alley. Participants were hoping to show more preservation of existing tree stands with the latest concept.
- There was concern that the proposed open space was not evenly distributed along north and south borders.
- Some participants hope that plans can maintain a trail as a border to the site.



2.4 Infrastructure

Most comments on servicing and infrastructure wish to ensure that there are no negative impacts to existing properties from new development. Comments on this topic included:

- Participants expressed concerns about stormwater management and potential impacts to neighbouring properties, particularly on the south boundary with Lansdowne.
- Adjacent communities look forward to learning more during development phasing, hoping that construction traffic can use 122 Street to access the site and minimize disruption.
- Some participants expressed support for net-zero developments and green energy solutions for the new homes.
- Participants are concerned that the increased traffic and density impede emergency service responses. A few comments want to ensure there is good fire fighting access to the ravine.

2.5 Transportation

Traffic increases due to new development continue to be the leading concern for residents. Throughout engagement residents from both communities have expressed preference for limited to no vehicular connection to existing communities. Many participants were pleased to see only one connection to 62 Avenue with the latest concept. Most participants look forward to active mode connections to the new development. Other comments included:

- There is support for pedestrian and bicycle infrastructure with many looking forward to enhanced connections, new pathways, and access to the ravine.
- Participants are keen to learn about any required upgrades to 122 Street and want to ensure that 122 Street is the primary access point for new development.
- There are concerns about the availability of parking and concern about overflow to existing communities.
- There continues to be concerns about access from the new development to 62 Avenue. Throughout engagement participants from Grandview have expressed preference that there be no vehicular access.
- Some comments asked if any regional transit coordination is being undertaken and wondered if there might be impacts to the South Campus LRT station and transit hub.
- Many Lansdowne residents expressed concern over sharing the existing alleyway.
- Participants want to ensure that changes to local traffic consider calming measures consistent with the Grandview Neighborhood Renewal Project.



3.0 FREQUENTLY ASKED QUESTIONS

The project team appreciates the strong participation at the two open house events. In addition to policy feedback, we received questions on the project, process, and decision to develop. Below is a summary of the list of questions and comments we received about the project.

- Why was the decision made to develop West 240?
 - Leaving the site as-is has never been the best option for the University of Alberta or the city. It is not the highest and best use of the land within the city limits. Plans to develop it have been in motion for a long time and we are committed to ensuring that the development of this site directly supports a bright future for the U of A, the surrounding community, and all Edmontonians.
- What type of school will be built on the identified school site?
 - At this time, both Edmonton Catholic School Board and Edmonton Public School Board have each requested an elementary school with supporting sports fields. Once the NASP application is initiated with the City of Edmonton, this request will be further reviewed to ensure student generation forecasts accurately reflect this need for two elementary schools.
- Will there be efforts to limit construction impacts during construction?
 - This community is considered an infill community, requiring extra consideration during construction. A Construction Management Plan will be put in place to implement best practices related to minimizing impact to surrounding neighbours. This will include information updates on the West 240 project website, visible signage, fencing restricting access to areas under construction, and traffic management.
- Will future development recognize and honour the historical agricultural identity?
 - Yes, the NASP contains policies that provide opportunities to protect and honour the historical and agricultural identity of the lands through public art, streetscape design, wayfinding, open space programming, and more.
- Will the existing trees on site be removed?
 - The project team is currently studying the ecological significance of the existing trees and vegetation through a combined Phase 1 and 2 Ecological Network Report (ENR). Once the ENR is complete, any vegetation and trees identified in good condition and ecologically significant to the



area will be maintained. We plan to retain the tree stand at the northwest corner of the site as open space.

- When will technical studies, specifically the TIA, be complete and will they be shared with the Community Leagues?
 - Technical studies, including the TIA, will be completed in August and submitted to the City of Edmonton as part of the NASP application. The technical studies will be made available on the City of Edmonton’s website as part of the City-led public engagement in early 2025.
- When will the Neighbourhood Area Structure Plan concept be finalized?
 - The NASP concept will be finalized for application to the City in Summer 2024. The concept is may undergo further revision in response to City comments as part of the application review process. Project approvals are anticipated in 2025 following a public hearing of Edmonton City Council.
- How long will it take to develop West 240?
 - Development will be market dependent. Projects of this scale can take up to 10 or more years until full build out.

4.0 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. The project team will share how participant feedback influences the project and contributes to the development of West 240. Please continue to visit the project website or contact the project team for updates. We will continue to document and respond to all questions and comments.

The Neighbourhood Area Structure Plan (NASP) will be submitted to the City of Edmonton for their technical review and public circulation in August 2024. Residents will have more opportunities to ask questions, provide feedback, and participate in shaping the development through future City-led engagement opportunities, anticipated in early 2025. These opportunities will be advertised by the City of Edmonton. UAPT will provide notice of these opportunities through West240.site and to our subscriber list.

Thank you for your participation in the process.

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www.West240.site