

# West 240

## *Grandview Resident Action Guide*

We are still in the middle of the community engagement period. Refinements to the concepts leading to the Master Plan will be made over the coming months.

*When fully developed, the West 240 will have at least 5500 residents, and potentially several thousand more. Grandview currently has approximately 1200.*

**Now is the opportunity for each and every resident to make their voice heard.**

Being involved in a public consultation process can be difficult for residents, and the West 240 engagement is no exception. Oftentimes the issues at hand have serious implications, which can cause anxiety and frustration.

It is important to be mindful that public consultation is an opportunity for your voice to be heard.

The Grandview Heights Community League Board encourages residents to use these opportunities to do exactly that: be heard. This Guide will help you magnify your voice to effectively provide feedback with the greatest impact.

This Engagement Resource Guide includes:

1. General engagement tips
2. Community concerns raised by development concepts
3. Considerations for providing written feedback on the West 240 development
4. Stakeholders involved in this process
5. Call to Action: contact information

# I. General Engagement Tips

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1. **Be respectful.** It is okay to state that the situation makes you angry, but don't take that anger out on the people that are there to hear you. Confrontation and rudeness will detract from your message. Be confident, clear and persistent when explaining your questions, concerns or opinions.
2. **Show up.** Attend every event you can and always fill in the comment sheets when given the chance. If you can't attend, write down your comments and send them by email or letter to the West 240 project contact. During consultation, volume matters. Don't assume that stakeholders already know about your issue. Be sure to share your comments every chance you have.
3. **Be specific.** Specific comments are more effective so be specific wherever you can. For example " I want to keep the trees on the north property line because they provide shade and places for birds to nest" is much clearer, stronger and more actionable than saying "Keep the Trees.".
4. **Ask for more.** Ask for follow up or changes if you don't see / get what you need from a consultation. If you don't like any of the options presented, say that.

Ask the project team to follow up with you on any questions that they might not have an answer to at the consultation event. If something wasn't addressed that you thought should have been, ask for it, preferably in writing. You can also request further consultations, or a different format if you feel that the process did not give you the opportunity to be heard.

## 2. Community Concerns

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### 1. Proposed vehicle access between 62 Avenue and W240.

Community members do not wish to see increased motorized traffic from W240 into our neighborhood. This was clearly and overwhelmingly communicated at the first open house. Despite this feedback, no options have been presented that support this view. The proposed vehicular access raises the following issues:

- a. Proximity to school, playground and community public space- areas where the community and the City have worked to improve pedestrian safety, multiuse trail connectivity and provide a more pedestrian friendly streetscape. Increased vehicular access is contrary to these recently completed efforts and reduces community well-being.
- b. Increased noise and emission pollution from increase in motorized vehicles.
- c. Safety concerns as multi-use trail users and motorized vehicles share space.
- d. Inconsistent with the historical understanding reached between south campus communities and the University of Alberta regarding land use development plans and vehicular access i.e. that vehicle access would be via arterial roadway only, 122 St.

### 2. Minimal green space between Grandview and West 240.

Provision of ample green spaces that integrate existing and new natural features means residents in both the established and new communities will have access to the amenities that green spaces provide. These spaces can serve as a transition area between the established and newly developing communities. The scale of W240 development warrants a more robust discussion regarding green space. The current proposals raise the following issues:

- a. Lack of sufficient green space that could accommodate continued customary uses such as cross-country skiing, running, walking.
- b. Inconsistent with the defining feature that makes W240 unique and desirable- ample and diverse green space.
- c. Significant reduction in existing green space does not support the proven benefits that connection to nature provides e.g. cognitive benefits, improvements in mood, mental health and emotional well-being.

### 3. Engagement has been in limited “good faith” up to this point.

- a. Priorities and concerns that came out of the first Open House were largely ignored and not incorporated into design concepts.
- b. Location of Open Houses was problematic due to limited parking and no access to public transit. Not all residents are able to get to the Alfred H. Savage Centre. This hinders participation from many residents.
- c. Hold dedicated Open House for Grandview Heights in the Grandview Heights Community Hall to improve accessibility for all residents.

### 3. Providing Written Feedback

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**1. West 240 is planned to be developed.**

Focus on how your voice can help guide the development with specific feedback about design concepts that would work well for our community. One of the most important messages that we can send at this stage is that we want to see GOOD development-development that is right for the site, the area, the University's reputation, and Edmonton in general. Stating specifically how the proposed design concepts do not showcase GOOD development is powerful.

**2. Do not make your letters too lengthy.**

Short and to the point letters, multiple if needed, are preferable. Start with an introduction, then a general impression statement and next your detailed requests with rationale for your concerns.

**3. Examples of detailed requests and rationale may look like this:**

- a. *I want the following changes to Concepts A & B. Remove vehicle access from West 240 into Grandview. Provide only pedestrian multi-use trail access.*
- b. *I want a green belt on the north boundary of West 240 that protects the mature trees, wildlife habitat, pedestrian access and respects the neighboring community.*
- c. *I have concerns that current environmental features in the site were ignored. West 240 has significant natural features that are strongly valued by the public as per their feedback during Consultation 1. This feedback was not reflected at all in the Consultation 2 design concepts.*

**4. One of the Engagement Boards presented at the June Open House included “What They Heard” during the first engagement.**

The concepts presented do NOT take this into account. When giving feedback, consider citing this as a reason for your suggestions. The UAPT gives four themes so hold them accountable to these. For example:

- a. **Theme Mobility. 62 Avenue Access.** We would like to see traffic from West 240 directed onto 122 Street as per our feedback and your Phase 1 Engagement Summary. There should only be non-motorized connections between W240 and 62 Ave.

**5. The current concepts do not focus on respecting nature or the neighboring communities in their design.**

The University has a reputation for being innovative. Mention this in regards to the University and the opportunity they have with the West 240 to showcase innovation and forward thinking.

*“These designs are very traditional and show very little innovation such as urban agriculture, green way connections etc.”*

*“We don’t see forward thinking and innovation with these designs for the following reasons...”*

**The University of Alberta also wants to listen to their Alumni. If you are an Alumni mention this in your communications.**

## 4. Stakeholders

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### 1. Grandview Residents

Be proactive, engaged and let your voice be heard.

### 2. Grandview Heights Community League (GHCL)

The Community League's role is to provide information, resources and opportunity to its residents so that they can provide effective, meaningful feedback. <http://grandviewcommunity.ca>

### 3. City Councillor

Our City Councillor can bring forward the voices and concerns of our community.

### 4. South Campus Neighborhood Coalition (SCNC)

Works in conjunction with the Grandview Heights Community League and seven other neighboring communities. It was formed specifically to improve the ability of neighborhoods adjacent to South Campus to effectively consult with and provide community feedback on the developments occurring on University of Alberta South Campus lands. SCNC's priority is the successful integration of South Campus developments into our communities through mutually beneficial and compatible land uses and developments.

### 5. University of Alberta Properties Trust (UAPT)

UAPT is an arm's length, independent, incorporated trust with the University of Alberta as its sole shareholder. It is a trust formed by the University of Alberta to develop or redevelop lands deemed by the University as not central to its mission of teaching and research. Such developments are to distribute net revenues back to the University contributing to its long term sustainability. UAPT reports to a Board of Directors from the University. <https://uapt.ca>

### 6. Edmonton Federation of Community Leagues (EFCL) Planning Advisor

Our Planning Advisor is Jonathan Lawrence. Planning Advisors can help neighborhoods through development activities. They collaborate with the City and other organizations to help leagues and communities advocate for their neighborhoods.

### 7. Developer B & A Planning.

In conjunction with their client (UAPT) B & A will design a concept of development for the West 240 lands.

## 5. Call to Action

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Please help our Community, your friends and neighbors, by getting involved and writing to the following groups and individuals.

### **Critical**

#### **City Councillor – Michael Janz**

[Michael.janz@edmonton.ca](mailto:Michael.janz@edmonton.ca) and 780-496-8146

#### **University of Alberta Property Trust (UAPT)**

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

Complete the survey at [www.west240.site](http://www.west240.site)

#### **Mayor Amarjeet Sohi**

[https://www.edmonton.ca/city\\_government/city\\_organization/mayor/contact-the-mayor](https://www.edmonton.ca/city_government/city_organization/mayor/contact-the-mayor)

#### **UAPT Board of Directors**

No contact information was included specifically for the Board on the UAPT website. However, the President of the University of Alberta, Bill Flanagan, is on the Board and can be reached at:

[wflanaga@ualberta.ca](mailto:wflanaga@ualberta.ca) and 780-492-3212.

### **Optional**

#### **Developer- B & A Planning**

[info@bastudios.ca](mailto:info@bastudios.ca) and 780-760-4738

#### **Edmonton Federation of Community Leagues**

<https://efcl.org/about/> and 780-437-2913

To stay informed about updates, events, or to leave a comment / ask a question, please visit:

<https://grandviewcommunity.ca/our-community/west-240/>