Dear Grandview residents,

Please see below for some early impressions of the draft concept plan that University of Alberta Properties Trust (UAPT) shared during the open house on Wednesday, November 8.

Overall, the UAPT has proposed design features that addresses issues that community has raised:

* Minimizes vehicular access from W240 onto Grandview (one local access point). Major primary accesses are off 122 Street.
* Proposed housing style along the south side of 62 Avenue are to match those along the north side – single detached. Higher/taller density further away from Grandview. Similar proposal for areas bordering Lansdowne.
* Provision green spaces, including preservation of existing tree stands, and trails.
* Commercial and taller areas located along 122 Street to prevent sun shadowing onto Grandview.

Please see below for further details on specific topics. Next steps – **please complete the UAPT** [**online survey**](https://www.surveymonkey.com/r/JQF7SKM) **before December 8**. UAPT will be using this feedback to help inform the development of the Neighbourhood Area Structure Plan (NASP) and Phase 1 rezoning and subdivision application to the City.

Please also continue to share your thoughts with Councillor Michael Janz [michael.janz@edmonton.ca](mailto:michael.janz@edmonton.ca)

1. **venue/124St vehicular access**

* This is meant to be a local road for Grandview residents to access the commercial district. UAPT’s assessment is that this will not encourage a shortcut route in/out for W240 developments given the planned major intersections onto 122 Street directly from W240.
* The community will need to be vigilant that the final design does not have the look and feel of a big road, particularly at the intersection with 62 Avenue.
* The City may push for more additional vehicular access onto 62 Avenue at other entry points, the neighbourhood committee has worked with UAPT to show the reasons that additional accesses are not needed or advisable.
* The UAPT proposed plan has one vehicular access, indicating that UAPT understands the community’s request.

**Laneway access (2 onto 62 Avenue)**

* Designed to provide back lane access to houses that front 62 Avenue on the south side.
* The plan shows limited opportunity to shortcut through W240 and onto Grandview. Someone might try once and realize it is not short to anything. The major route outs from W240 are through the Grand Boulevard onto 122 St directly.
* These laneways are reasonable proposals that balance our needs to limit traffic incursions, and maintain the integrity of the shared use path with access provision for the new houses (much the same way properties along the north side of the avenue have laneway access where back alley exists).

**Mirrored housing**

* Houses along the south side of 62 Avenue mirror the north side (single detached housing). UAPT has proposed something similar for the Lansdowne side. This aligns with longstanding request the communities have made - the built forms mirror those that existing across from the new proposed developments.
* With this mirrored style chances of shadowing onto the north side of 62 Avenue are much reduced than if there had been with taller, higher density houses along 62 Avenue.
* Lots are likely smaller and houses taller. Residents along 62 Avenue are likely to lose the sunset views – however, the plan proposes a green space (#13 on the plan) at the W240 high point which hopefully would offer the same opportunity to experience the sunset, albeit with some walking involved.

**Sun shadowing**

* We get our sun, especially in the winter from W240's direction. UAPT has committed to ensure developments are designed to not cause shadowing effects onto north side of 62 Avenue (including front yards)

**Trail connectivity**

* There may be breaks in connectivity, hard to tell at the map scale. The existing City multiuse trail along 62 Avenue and the right of way next to the trail will not have developments on them.
* We will need to work with them on the final design to ensure there are different types of trails that speak to different user needs, particularly along the top of bank along Whitemud Ravine.

**Green and natural spaces**

* The proposal has three defined green and natural spaces along 62 Avenue.
* Between 122 and 124 Streets ( #14 on the concept plan) – expands existing area along the avenue.
  + That will ensure distance between mixed use commercial and higher density houses from the houses along the north side of 62 Avenue.
  + Suggestion would be to keep the existing tree stand and incorporate into the gateway park. The tree stand hosts bird species like owls, and is a good visual screen from 122 Street onto Grandview. Without the tree stand, houses up along 62 Avenue will have visibility onto 122 street.
  + The City may be pushing for UAPT to remove that tree stand and bring it up to new City standard but the stand is endemic to the area and is a natural vegetation so hard to reconcile City's direction. The City could consider just removing deadfall or diseased trees, thin the understory or undertake related management activities without complete removal.
* Between 128 and 129 Streets (#13 on the concept plan) – new space.
* 132 Street and Grandview Drive (#1 on the map) – preserves the existing tree stand.