

APPENDIX XIX: SOUTH CAMPUS LONG RANGE DEVELOPMENT PLAN Amendment June 2013



**BUILDING
ON VISION**
UNIVERSITY OF ALBERTA



REPLACES SECTION 6.2 IN THE LONG RANGE
DEVELOPMENT PLAN 2002

6.2 South Campus.....	3
6.2.1 Sector 12.....	5
6.2.2 Sector 14.....	13
6.2.3 Sector 13.....	18
6.2.4 Community Consultation Process.....	22
6.2.5 Consultation Summary.....	26
6.2.6 University of Alberta Responses to community feedback.....	38
Addendum: 2011 TIA completed by Bunt & Associates.....	45

WHAT IS A LONG RANGE DEVELOPMENT PLAN?

The LRDP is responsive to the University’s Academic Plan, Strategic Research Plan and the Strategic Business Plan. It is, therefore, a flexible document rather than a rigid template (or ‘master plan’) and it will need amendment when substantial alterations are made in the University’s guiding plans.

The LRDP identifies a set of Strategic Planning Principles that should form the basis for achievement of the goals, objectives and strategies expressed in the Academic, Research and the Business Plans. It identifies as well how the University lands and facilities should be developed in response to these plans and it outlines the operational planning initiatives and guidelines that will direct development.

The LRDP is the overall organizing framework for development and is approved by the Board of Governors as the guiding document for physical planning. The University will develop detailed administrative plans for various geographic sectors of the University in conjunction with the timing of development in these sectors.

WHY IS THE LONG RANGE DEVELOPMENT PLAN NEEDED?

The University has always maintained a sufficient land base to meet its development requirements. However, from time to time, it is necessary to review the ways in which it plans development of those lands. The existing LRDP is over 30 years old, thus past its period of relevance. It is time for a new strategic review of the long range development needs and plan for them.

With growth continuing at the University of Alberta, and approaching new and higher rates of growth, continued facilities growth requires a useful framework within which to deploy its physical assets effectively, efficiently and in a timely manner in response to academic and research priorities.

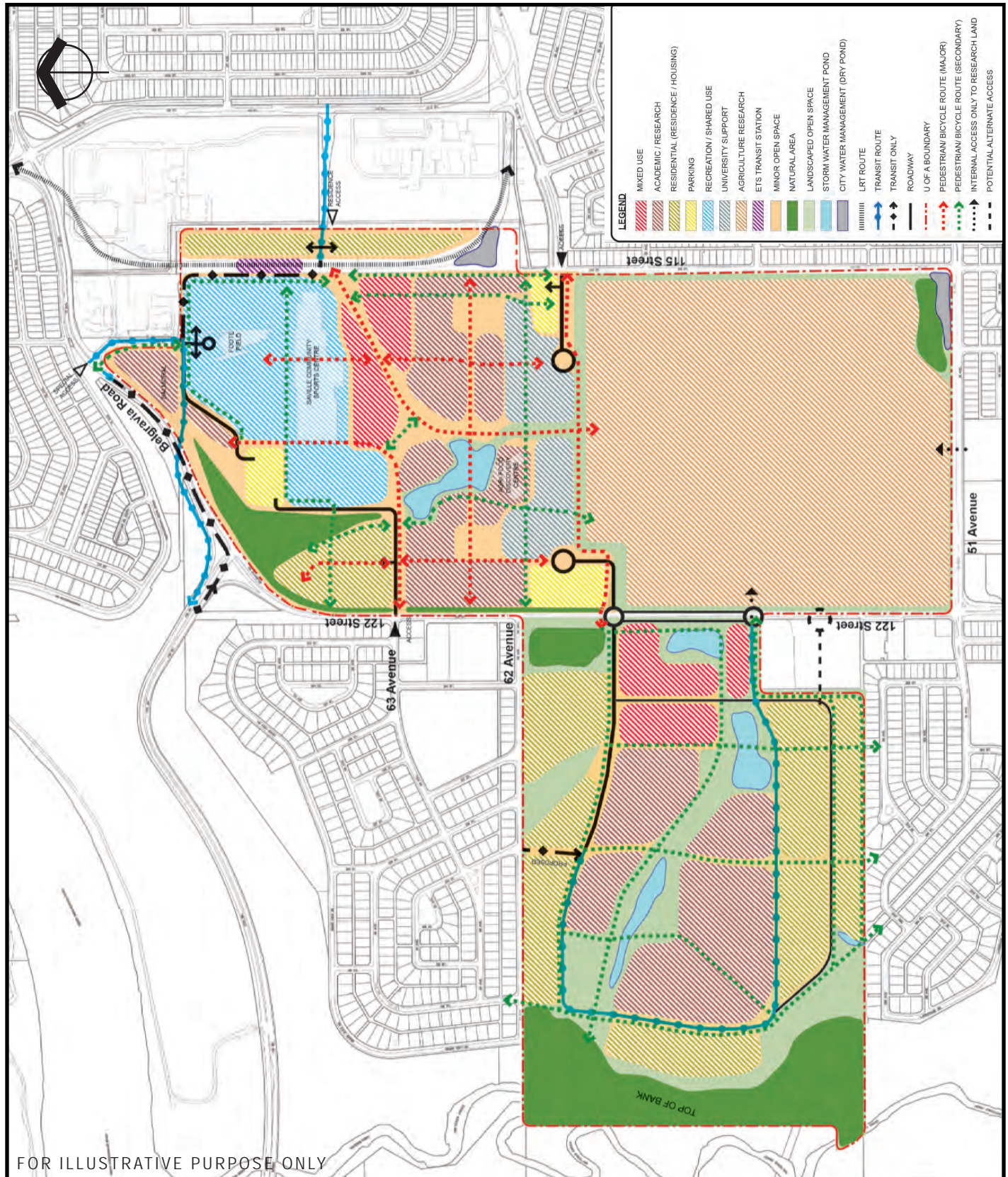


FIGURE 1 (EXHIBIT 27 - 2002)

6.2 South Campus

South Campus will accommodate much of the growth of the University of Alberta for the next thirty years. Over time, it may accommodate faculties and other activities from North Campus, as well as new faculties and new areas of teaching, research and development.

South Campus is planned in a manner consistent with the February 2001 direction from the University Board of Governors, whereby three sectors will be developed over time:

South Campus Sector	Size in hectares
Sector 12	Approximately 75 ha
Sector 13	Approximately 74 ha
Sector 14	Approximately 94 ha

Architectural guidelines will encourage a diversity of quality, signature architecture. Significant green spaces will be created as an amenity to those on-site and in the adjacent communities. Development will be graduated from lower density at the edges of campus to higher density in the centre.

South Campus will be developed based upon a series of Smart Growth and Planned Communities Principles that will ensure the creation of an exemplary campus community.

Smart Growth Principles

- Pursue a healthy and sustainable campus
- Realize operational, academic and social benefits to the University and surrounding communities
- Promote greater connections and communication with the surrounding community
- Create lasting, meaningful and accessible places
- While the U of A needs to maintain barrier-free access and service ability to various facilities, it will promote a pedestrian-oriented campus to the extent possible
- Smart Growth appreciates that a campus will need to be phased as a campus develops

Planned Community Principles

South Campus will embody and balance social, ecological, and economic sustainability in every aspect of its design and function by:

- Enhancing and building upon the existing sustainability and resource stewardship philosophy of the University of Alberta by balancing the three spheres of sustainability: social, economic and environmental;
- Creating of an academic and residential environment which fosters the energetic exchange of ideas and creates a unique sense of place;
- Promoting opportunities for South Campus to act as a living laboratory, utilizing the site for the testing and integration of future urban design innovations;
- Providing strong connections with neighbouring communities, allowing for shared amenities and services;
- Supporting and advancing the university's goal of becoming one of the world's top public educational institutions; and
- Making optimal use of the university's budgetary resources and partnership funding.

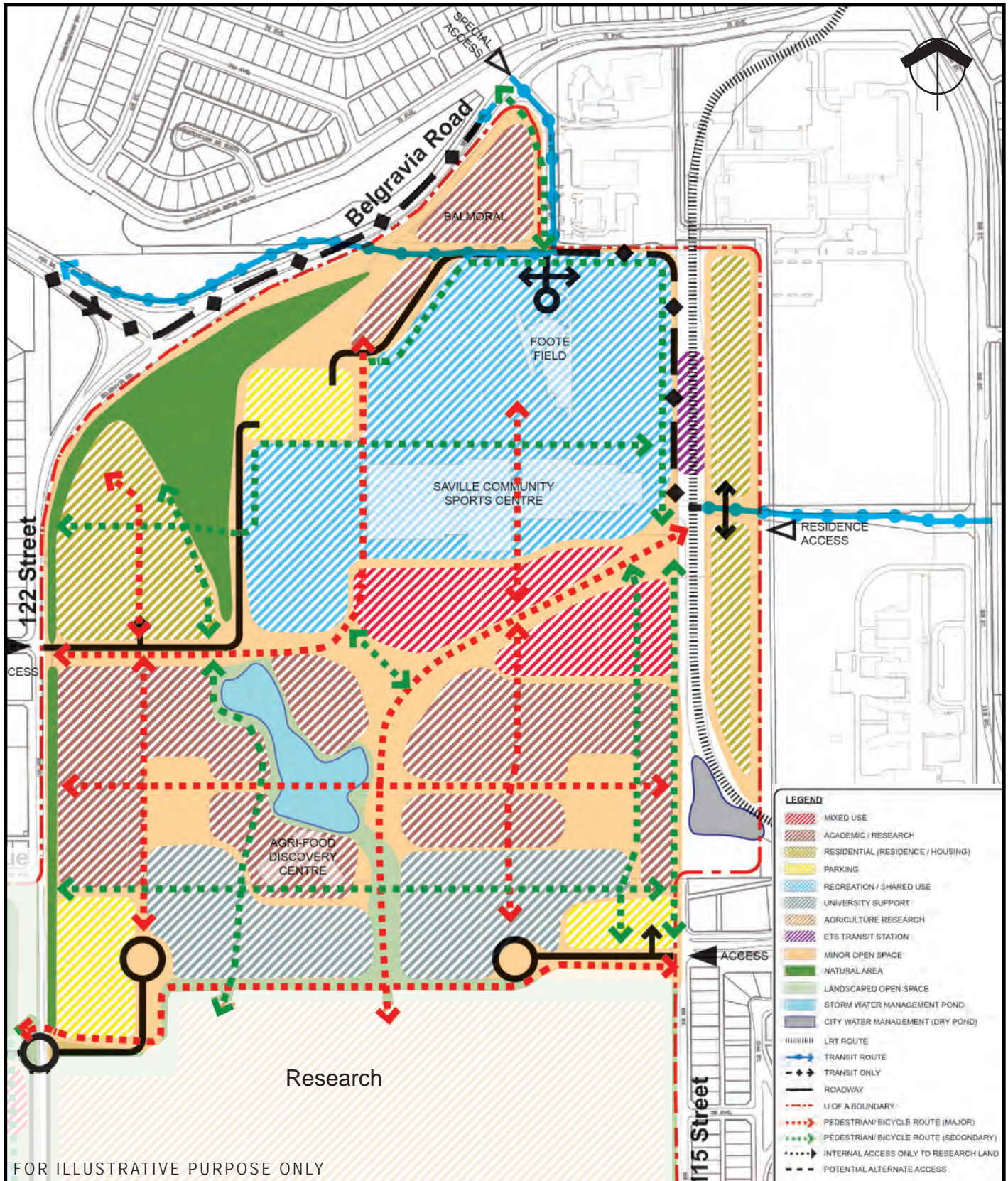


FIGURE 2 (EXHIBIT 28 - 2002)

6.2.1 Sector 12

The physical character of this academic/research sector of South Campus will contrast that of North Campus: it will be park-like; development will be lower in density in order to be compatible with its suburban surroundings; and although accessible by urban roads and public transit, it will be pedestrian-oriented.

Over the next 30 years, approximately 15,000 students are projected, resulting in an estimated need of:

- Between 200,000 – 300,000 square meters of new research space;
- Between 200,000 – 300,000 square meters of new teaching and university support space; and
- Housing and residence facilities for up to 5,000 students.

South Campus may grow initially as a specialty campus and home of Centres of Excellence and Achievement and independent Faculties, the Faculties of Physical Education and Recreation (PER) and Agricultural, Life and Environmental Sciences (ALES) are anticipated to be the first occupants of Sector 12.

This academic/research sector of South Campus, with its attractive physical character, evolved reputation, modern facilities, and easy access may become the university's new location of choice for many programs.

6.2.1.1 Land Use Pattern

The land use pattern follows five fundamental strategies:

- Faculty-specific sectors will be accommodated to the extent practical;
- A higher density main street will be developed connecting the LRT station in the north east corner of the site with an improved gateway feeding to the centre of the sector. The main street will integrate a mix of land uses including teaching and researching space, student residences, university support services and campus commercial and retail spaces;
- Lower density uses will be located toward the periphery of the site to reduce the impact on surrounding neighbours and provide a more welcoming and interconnected boundary between adjacent land owners;
- The campus will be pedestrian-oriented with distributed formal points of access from vehicles with sufficient parking on the periphery; and
- Creation of a university support area in the southern portion of Sector 12 with direct vehicular access from 60 Avenue. In the near-term, the snow dump and vehicle pool will remain in their existing locations near the west and east edges of Sector 12, respectively.

Developments will occur with consideration to suitable land use transitions and adjacent uses as determined at the sector plan level of detail.

A full range of services, programs and facilities will be developed and sited consistently with the context and smart growth/sustainability principles guiding development of the campus.

It is important to note that significant change will occur over a long period of time. Transitional systems and infrastructure will need to be created to allow for an integrated phased development responsive to the new and existing facilities in adjacencies and juxtapositions. These issues will be resolved through the creation of sector plans and in development plans as new buildings are being planned and constructed.

6.2.1.2 Open Space

The open space system on this site will comprise formal and informal elements including quads, plazas, gardens and walkways to provide opportunities for formal, casual and leisure outdoor activities. Storm water management facilities will also be incorporated into the network of open space. Through development guidelines, the siting of buildings will be such that significant open space will be part of each development.

Natural environments such as those found presently along the northwest edge of the site will be preserved where possible. While the current wetland will be disrupted, the final development calls for an integrated system of constructed wetland and bioswales. These systems are not only critical to reducing storm run-off, but they will double as living laboratory sites for students and recreational space for faculty, staff, students and surrounding communities to enjoy.

Recreation fields and facilities will be developed to serve the needs of all campus sites including any shortfalls that may occur due to lack of space for these facilities at other campus locations. These spaces will also be open for the surrounding communities to enjoy when not being utilized for university events.

6.2.1.3 Heritage Buildings and Existing Research Facilities

An assessment of potential heritage buildings will be carried out and a preservation plan will be developed as required.

The University of Alberta is committed to enhancing agriculture research, and will not eliminate or arbitrarily move existing research facilities. If for some currently unforeseen reason it were absolutely necessary to do so, the university would replace the research facility at its new location with a facility of equal value. Such activity would occur only through extensive consultation with external partner organizations, faculty and researchers utilizing such facilities.

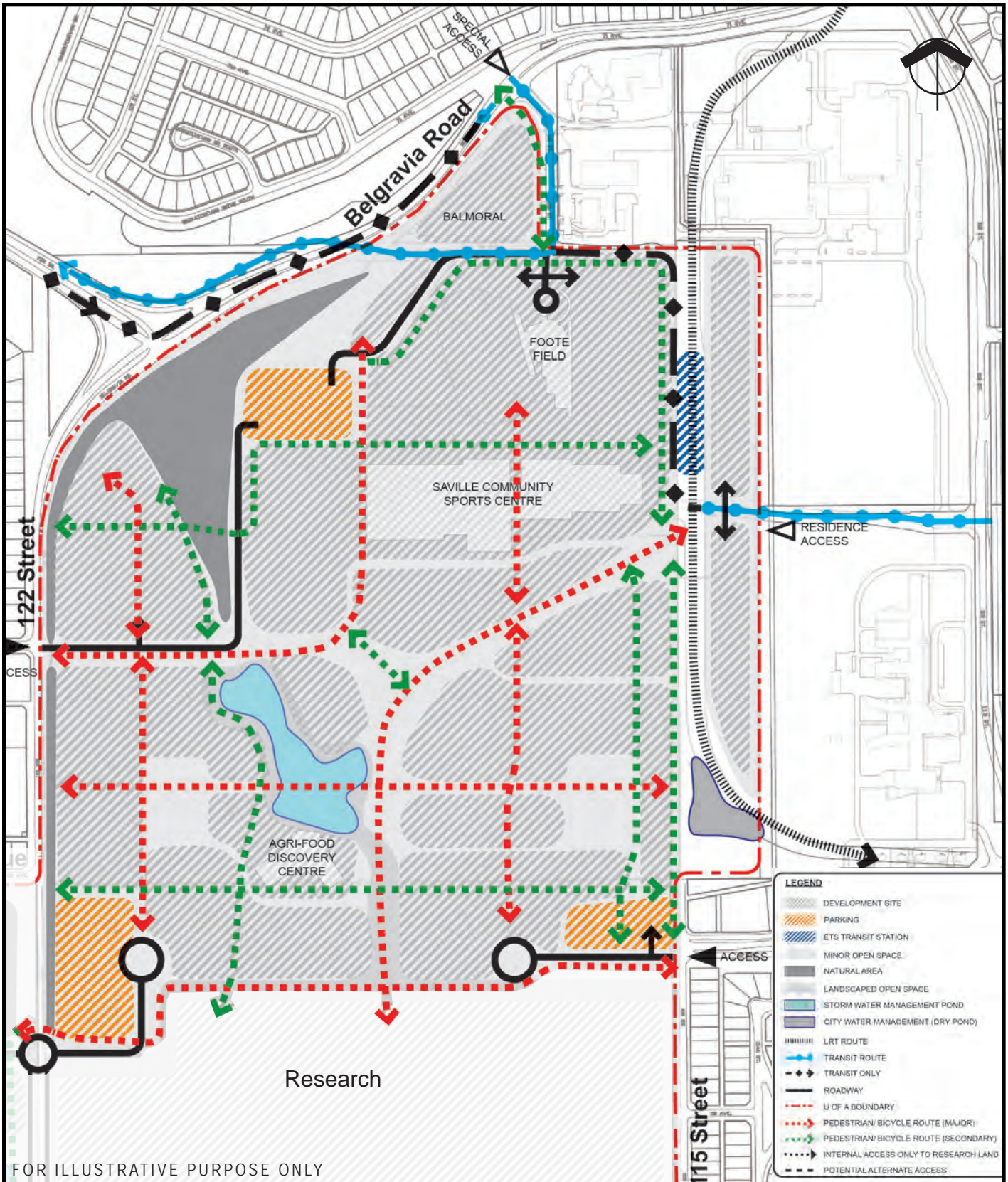


FIGURE 3 (EXHIBIT 30 - 2002)

6.2.1.4 Transportation

Road access to Sector 12 will be from 122 Street at 63 Avenue and from 60 Avenue at 115 Street in the short/medium term; additional access points will be from 116 Street via Belgravia Road and from 65 Avenue via 113 Street in the longer term. Over the 30-year horizon of the plan, some alterations to the road network will be required to accommodate growth at South Campus, as well as urban development in south Edmonton. A revised Transportation Impact Assessment (TIA) was completed and provided to the City of Edmonton for their review and comment based on the planned growth and layout of the sector. Should the need for future revisions be required, they will occur in consultation with the City Transportation Services Department.

Public automobile access will be restricted to the periphery on the site. Public parking structures/lots will be placed in locations near campus access points.

Service vehicle routes will be designed to minimize on-site conflicts with pedestrians and bicycles. These routes may also be utilized to access handicap parking areas.

LRT and bus transit routing will be finalized in consultation with the City Transportation Services Department. South Campus will accommodate a LRT station and a bus transit centre.

6.2.1.5 Parking

Parking will be accommodated on-site through a combination of surface and structured parking facilities located at the entrances to the campus. Initially, parking will be designed as surface lots. As development progresses and land is required, parking will be designed in structured facilities. Over the long term, the majority of parking on campus will be provided in the form of structured parking facilities. Parking for those living within residences, although limited, will be provided within that development zone. As well, as the need arises, handicap parking at certain buildings may be provided.

6.2.1.6 Pedestrian & Bicycle Circulation

The campus main street will be the major intra-campus spine for pedestrian and bicycle traffic.

A hierarchy of pedestrian and bike-ways will be incorporated into the development to allow direct access between facilities on campus.

Outdoor circulation will be developed to shelter pedestrians through the use of landscape and other techniques.

The campus's pedestrian and circulation paths will also tie into logical points of the City of Edmonton's bicycle and multi-use trail system that is located at the perimeter of the sector.

6.2.1.7 Community Linkages

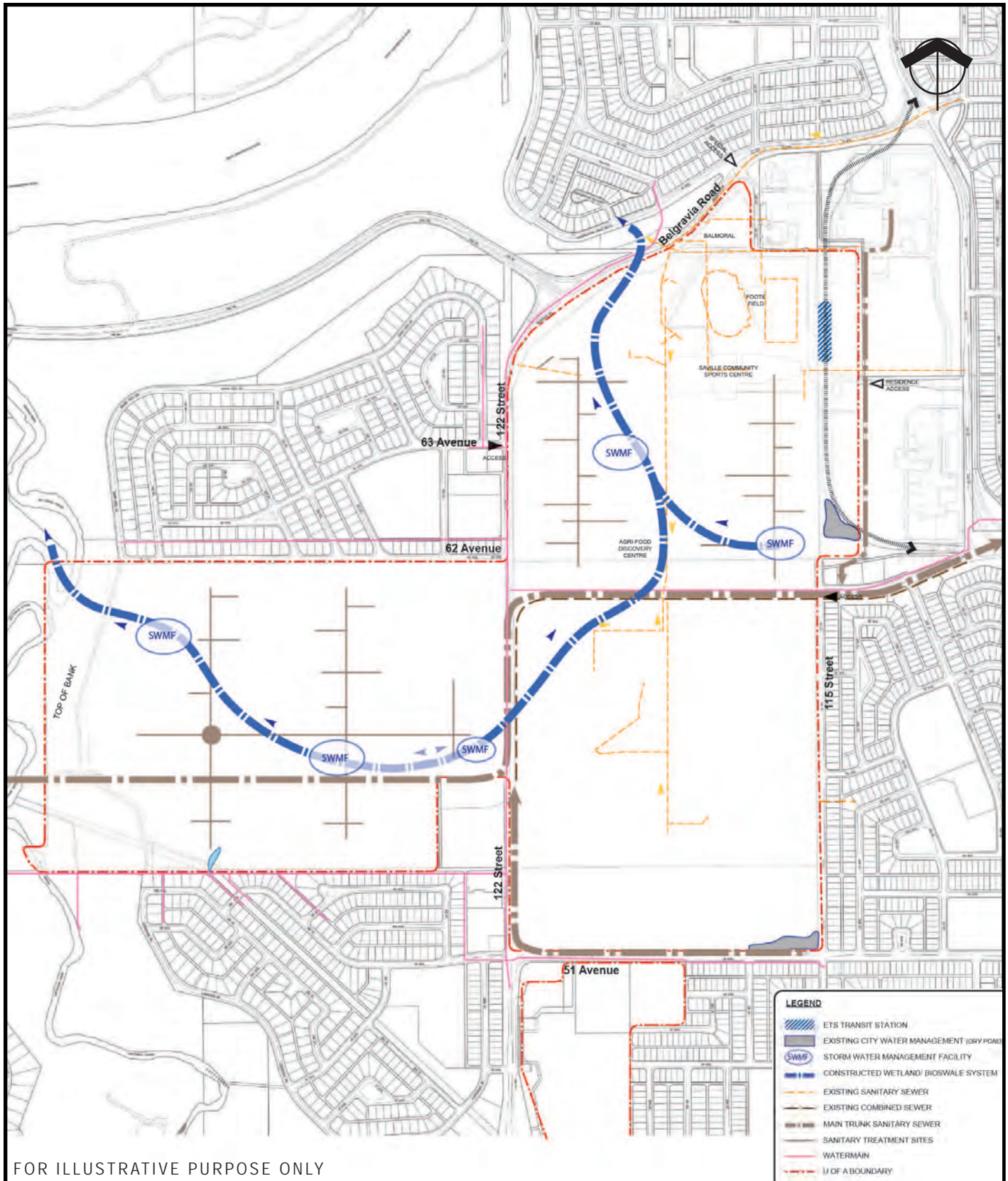
This campus site will be linked to community pedestrian and bicycle systems and therefore to the regional systems as well, e.g. to the river valley system. This provides connectivity between this sector and our other campus communities within Edmonton.

6.2.1.8 Gateways

The major entrances to Sector 12 will be developed as gateways to identify entrances to the campus and to provide information to help orient those arriving at the campus. Gateways will be developed at:

- 122 Street and 63 Avenue;
- 122 Street and 61 Avenue;
- Belgravia Road and 116 Street (existing); and
- 115 Street and 60 Avenue (existing).

While not a gateway, residents needing to access student housing located east of the LRT will gain access to the development via the existing Neil Crawford Access/Edmonton Transit Access at 113 Street and 65 Avenue.



FOR ILLUSTRATIVE PURPOSE ONLY

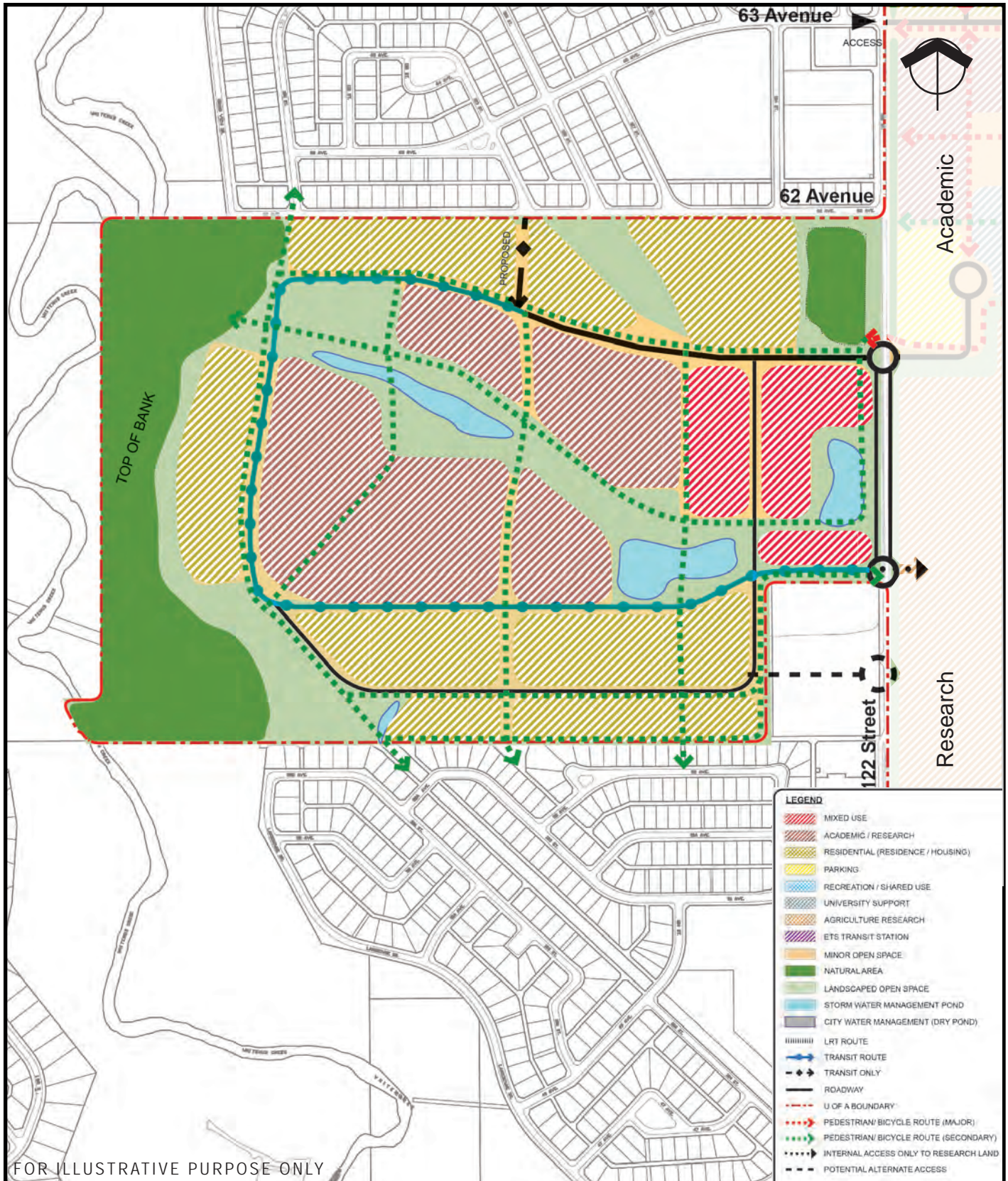
FIGURE 4 (EXHIBIT 32 - 2002)

6.2.1.9 Utilities

In the short term, the campus will access municipal services that are on, or are adjacent to, the site as needed. As development continues, the development of a central energy plant is accommodated within this plan. To limit waste and support self-sufficiency, the campus will utilize sustainable design principles that allow for the concepts of reduce, reuse, recycle; energy and waste reduction of our infrastructure, and where possible on-site reuse or processing of resources.

On-site storm water management is required and two to three hectare wet and/or dry ponds will be developed as warranted. Candidate locations for these ponds are illustrated. The ponds should be integrated with the campus open space system as amenity and wildlife areas.

Further analysis will be undertaken to assess the financial feasibility of a central integrated energy plant for South Campus.



FOR ILLUSTRATIVE PURPOSE ONLY

FIGURE 5 (EXHIBIT 33 -2002)

6.2.2 Sector 14

Sector 14 will allow a mixture of architecturally controlled residential and mixed use development, as well as research and/or office development, attractive to partners who not only wish to be associated with the university, but also want a quality address that reflects their corporate values. A partner is defined as an independent firm, or research transition firm, or a joint research venture with an outside agency, or a joint venture among faculties with a close affinity to university research and development where integrating university and public operations within a single facility advances the vision of each organization.

6.2.2.1 Land Use Pattern

The land use pattern of Sector 14 takes into consideration the residential development bordering the lands on the north and south, the environmental character of the western boundary, and the opportunity for access afforded by 122 Street, the eastern boundary.

The development character of Sector 14 will be sensitive to the suburban character of adjacent neighbourhoods. The higher density development will occur on internal lands with lower density development occurring toward the edges of the site. No research facilities will be located within this residential development zone, but will be focused within the academic/research partnered lands and possibly in the mixed-use development zones.

The residential development will respect the edge condition of existing neighbourhoods through the development of ground-oriented low-density housing units in single-detached, semi-detached, and townhouse forms. These housing units will be developed with heights comparable to adjoining development in existing neighbourhoods. Moving toward the centre of the sector and away from existing neighbourhoods, building forms will transition to medium-density low-rise apartment forms. Housing development along the west ravine could see medium-density apartments in a mid-rise form. The development should be such that it respects the top of bank and provides ample space for both formal and informal walking paths, as well as provide strong top of bank views for all to enjoy.

The academic/research partnership lands are where the highest densities will be located. This area will be separated from residential development by a ring road that will have two access points on 122 Street. These facilities will create a research park that would house both university and independent research organizations. This partnered research is critical to the university in meeting its mandate and vision. These buildings for higher density academic and research partnership developments will occur on internal lands, depending on floor space demand.

The mixed use developments will be located at the eastern edge of the site and could see a combination of commercial and residential activity. The location of commercial operations would support the needs of those both living and working within the sector and promotes a concept of a walkable community. Its location also provides easy access for the neighbouring communities.

The central open space will serve many functions. A constructed wetland and bioswale system will accommodate storm water run-off as well as clean the water before it is discharged along the site's natural drainage paths. This open space, similar to that in Sector 12, will provide an opportunity to use the space as a

living laboratory and support community outreach programs. Through the introduction of formal and informal walking and large park areas, this open space can be used by all residents for outdoor activity and connections to the ravine.

6.2.2.2 Open Space

The open space system will be made up of natural and developed open space.

Open space will be defined on the periphery of the sector as well as internally between building sites. Open space may be passive or may accommodate walkways, bikeways and outdoor community activities.

The storm water management system will be connected to the open space system.

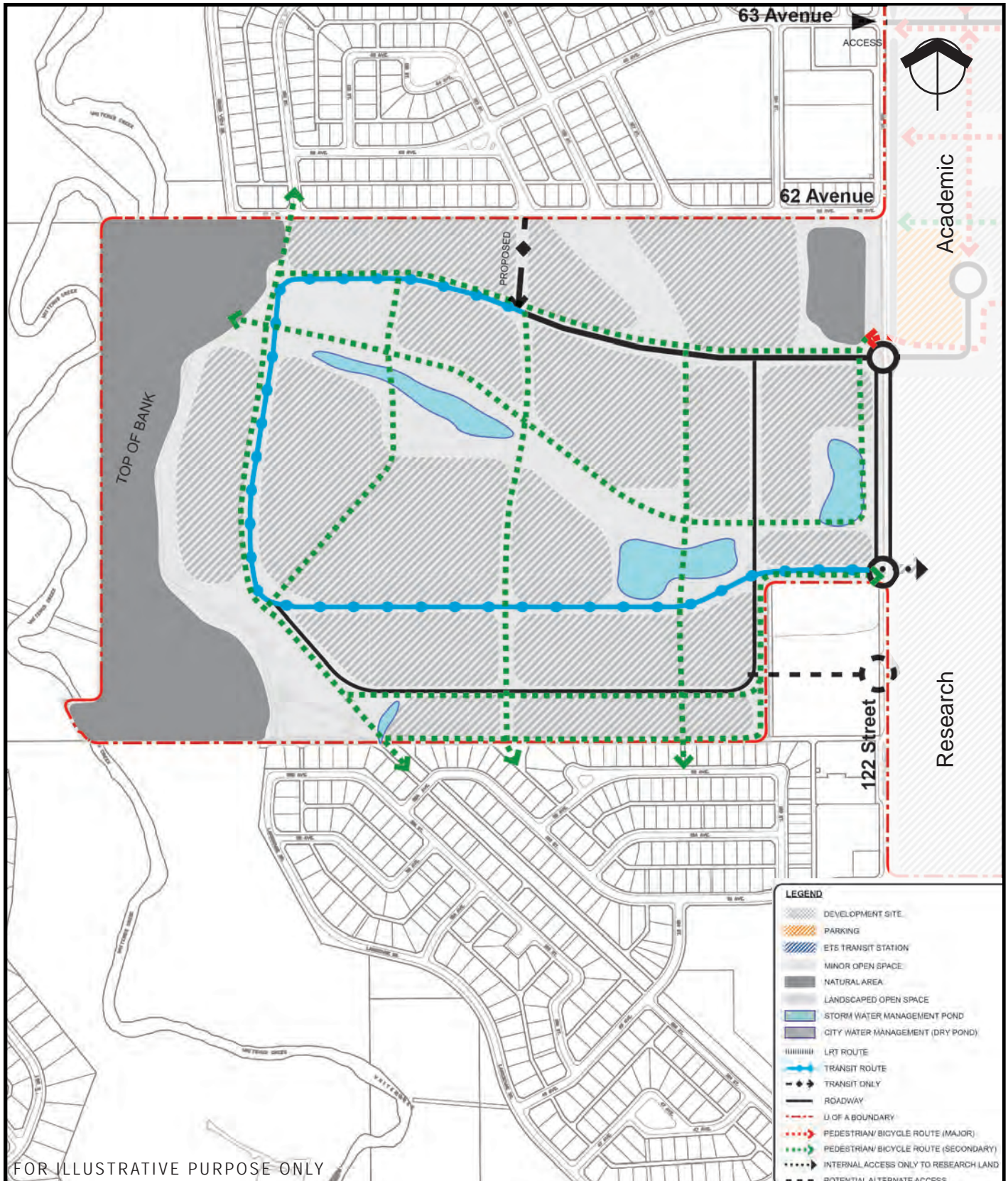


FIGURE 6 (EXHIBIT 34 - 2002)

6.2.2.3 Transportation

Private vehicular access to Sector 14 will be limited to 122 Street with no through access to or from adjacent communities. Those residents of Sector 14 that live in housing directly adjacent to the communities of Grandview Heights and Lansdowne will have access to the existing road and alley systems. The remainder of the site will be serviced by a loop road that will carry auto, service vehicle and transit traffic. A transit and emergency vehicle-only connection is proposed at the north side of the site at 62 Avenue and 127 Street, to provide more effective transit and EMS service. This connector will be restricted and controlled by means that will prevent private vehicle access/shortcutting (i.e.: Bus Jump).

An on-site pedestrian and bicycle circulation system will be provided, connecting to adjacent neighbourhoods and to the rest of South Campus east of 122 Street.

6.2.2.4 Parking

Parking will be included with each site to accommodate the development's parking requirements.

6.2.2.5 Community Linkages

This campus site will be linked to community pedestrian and bicycle systems and therefore to the regional systems as well, e.g., to the river valley system. Connections will be made to existing north-south cycling and pedestrian route on 122 Street, existing walking trails in Whitemud Creek ravine, and to existing sidewalk and trail systems in the Grandview Heights and Lansdowne neighbourhoods. Direct pedestrian and cycling connections will also be made across 122 Street to the rest of South Campus.

6.2.2.6 Utilities

Sector 14 will access municipal services that are found adjacent to the site as needed. However, to limit waste and support self-sufficiency, the campus will utilize infrastructure designs that allow for the processing of waste on-site and the reduction in use or the on-site reuse of resources wherever possible and could possibly be tied back to the central plant located within Sector 12 where feasible.

On-site storm water management will be required and one to three hectare wet and/or dry ponds will be developed as warranted.

Pedestrian, bicycle and transit linkages will be available to the rest of South Campus and North Campus by linking the university trail system with the City of Edmonton systems.

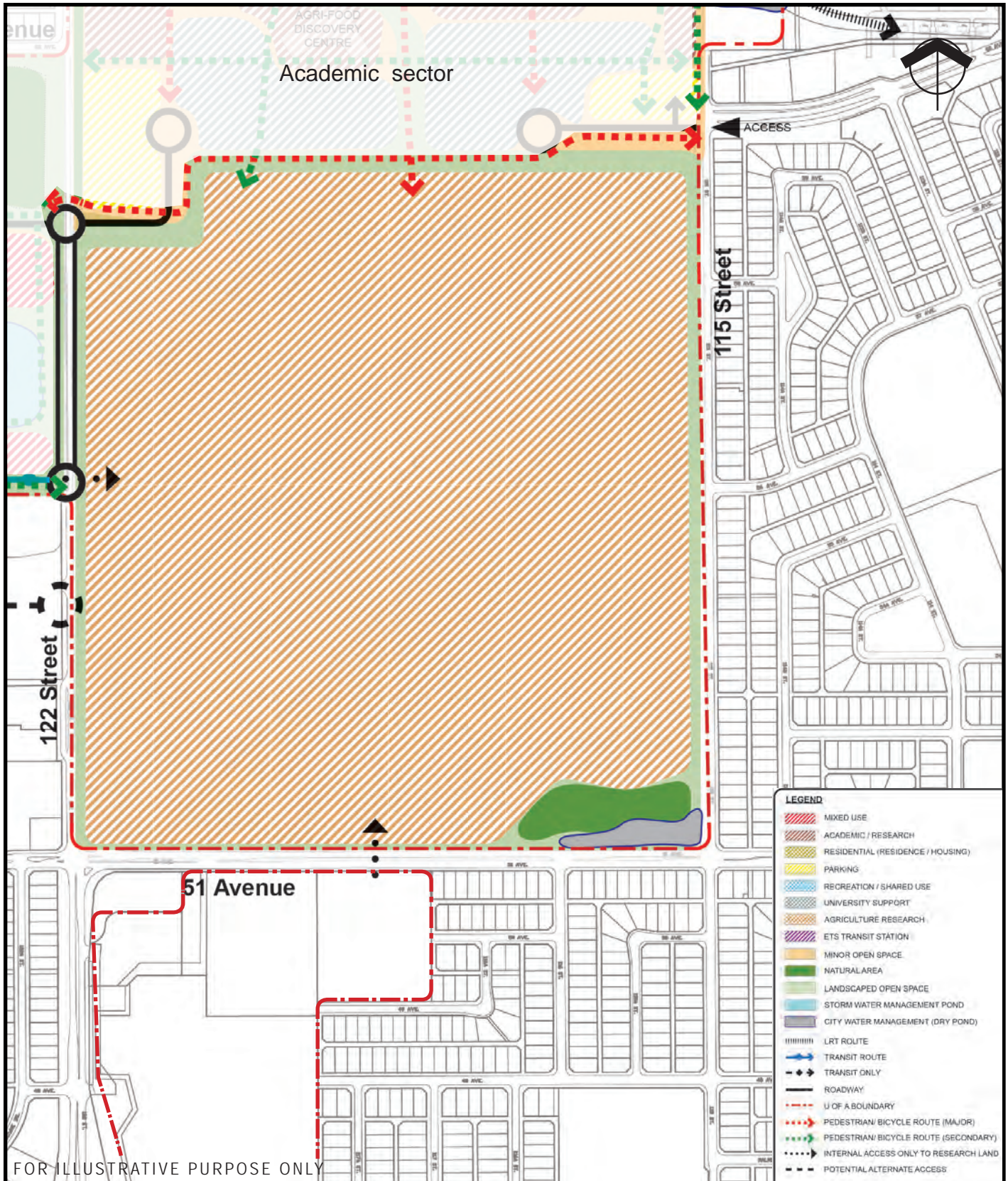


FIGURE 7 (EXHIBIT 35 - 2002)

6.2.3 Sector 13

For the foreseeable future, these lands will continue to be used and developed to support the research initiatives of the University of Alberta.

6.2.3.1 Land Use Patterns

Current research station facilities will be consolidated over time in the new Sector 13. While recent land purchases will slowly see production research relocate to these sites, Sector 13 is intended for animal, crop, and other agricultural research activities.

The focus of research may continue in the area of biological life sciences that may include research related to livestock, crop, food processing and other similar research domains.

Research staff housing may be needed on site.

6.2.3.2 Open Space

Building sites will be developed as required. Open space and easy sight lines will be integral elements in achieving the required bio-security on site.

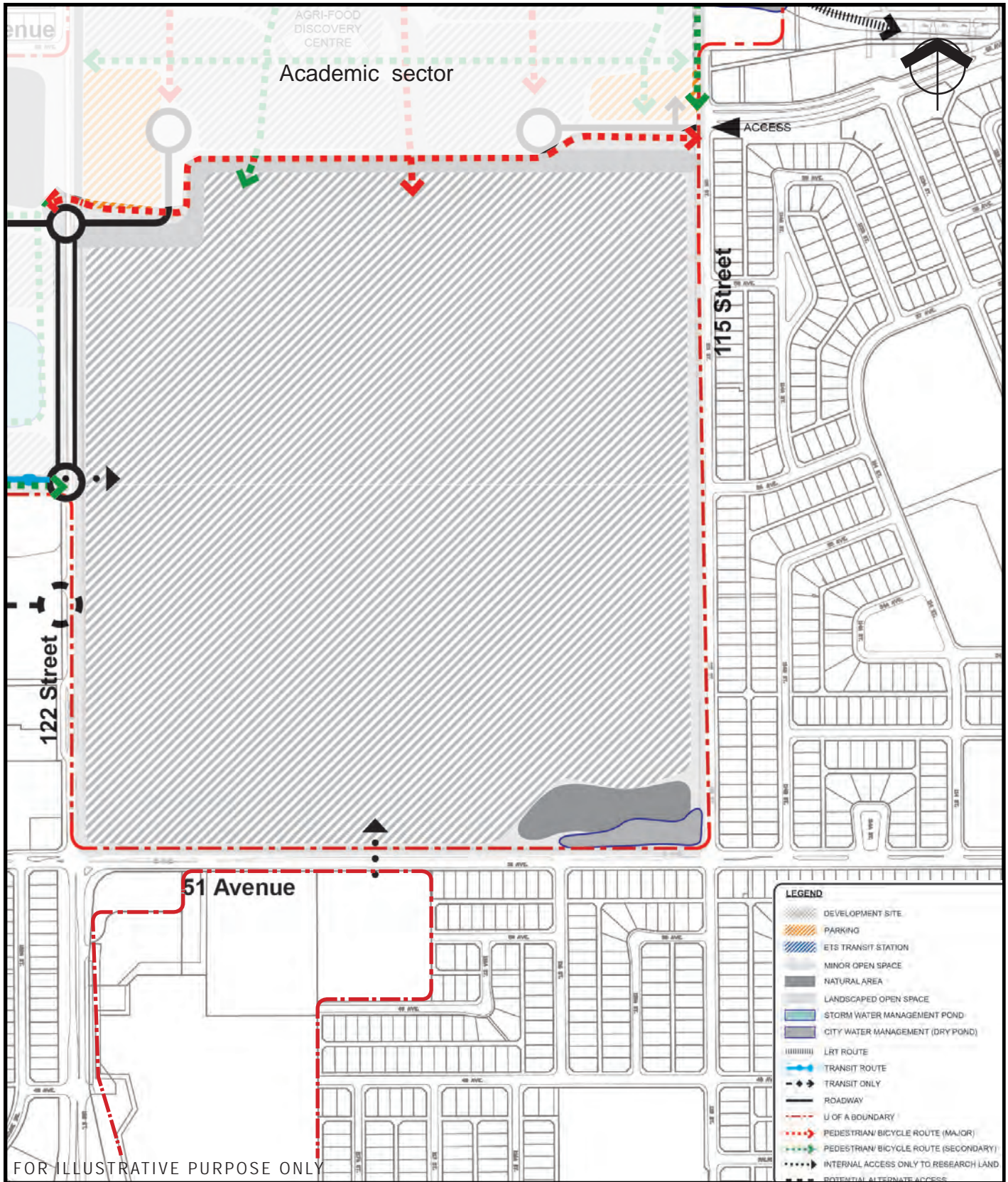


FIGURE 8 (EXHIBIT 36 - 2002)

6.2.3.3 Transportation

Access to Sector 13 will be restricted. The primary vehicle access will be from 122 Street. A secondary access is possible from 60 Avenue, shared with access to the service sector of South Campus.

Pedestrian and bicycle ways will only be considered on the periphery of the site between public roads and the site security fence.

6.2.3.4 Parking

Parking for research staff and service vehicles will be provided at each building site in accordance with the needs of the building.

6.2.3.5 Community Linkages

This site will be linked to community pedestrian and bicycle systems on its periphery only. Access to Sector 13 will be restricted to authorized personnel for bio-security reasons and perimeter fencing and gates will be installed.

6.2.3.6 Utilities

Development of Sector 13 lands will access municipal services that are found adjacent to the site.

On-site storm water management will be developed as warranted.

Community Consultation Process

How did we get to the amendment?

The University of Alberta (U of A) follows the *Post Secondary Learning Act* (PSLA) which outlines the consultation process required for an amendment for the Long Range Development Plan (LRDP). The university also follows a consultation protocol outlined in Appendix 18 of the LRDP which was submitted to the minister in 2004. An outline of community engagement and how the U of A fulfilled the consultation requirements outlined in Appendix 18 is demonstrated below.

What steps were taken to get to the amendment?

The LRDP was confirmed in 2002 by the minister. Since 2002 the U of A has held the following:

Since 2002 the U of A has worked with the communities surrounding the South Campus:

- December 3, 2003 – South Campus Sector Plan open house
- June 30, 2008 – South Campus Sector Plan community workshop
- October 7, 2008 – South Campus Sector Plan community workshop
- November 18, 2008 – Open house
- February 16, 2010 – Open house for the Saville Community Sports Centre
- April 20, 2010 – South Campus Sectors Plan community workshop
- November 1, 2010 – South Campus Sectors Plan community workshop
- November 17, 2010 – U of A/Community Committee (UACC) regularly scheduled meeting with South Campus Sectors Plan community workshop
- November 26, 2010 – U of A Staff and Student South Campus Sectors Plan open house
- November 29, 2010 - Community wide South Campus Sectors Plan open house
- January 12, 2011 – Grandview Heights League executive meeting
- May 26, 2011 – Belgravia League executive meeting
- October 26, 2011 – Belgravia community open house
- September 26, 2012 - Community wide Progress Update on Amendment of Land Use Plans for South Campus (data gathering for LRDP amendment) open house
- March 14, 2013 - Community wide LRDP amendment open house

South Campus Focus Groups:

- April 16, 2009 – Community Connections study group
- April 21, 2009 – Sustainability and Design study group
- April 23, 2009 – Transportation study group
- June 29, 2009 - Community Connections study group
- June 30, 2009 – Transportation study group
- October, 2009 – Urban Land Institute (ULI) Report
- October 29, 2009 - Historical Preservation study group
- November 12, 2009 – Sustainability and Design study group
- February 8, 2011 – Meeting with Lansdowne Community League
- November 8, 2011 – South Campus Focus Group – Lansdowne Community League (meeting 1/2)
- November 9, 2011 – South Campus Focus Group – Grandview Heights Community League (meeting 1/2)
- November 14, 2011 – South Campus Focus Group – Lendrum Community League (meeting 1/2)

- December 13, 2011 – South Campus Focus Group – Lansdowne Community League (meeting 2/2 - deferred).

The following is a summary of the major topics the U of A heard from the community from past open houses:

- ❖ 2002 Long Range Development Plan (LRDP)
 - Transportation and traffic
 - Retain green space
 - Community connections
- ❖ 2008 South Campus Sector plan
 - Community connections
 - Theme/historical preservation
 - Transportation
 - Sustainability and design
- ❖ 2010 South Campus Sector Plan
 - Concerns regarding parking and traffic
 - Design and sustainability
 - Environment
 - Buffers
- ❖ September 26, 2012 Progress Update on Amendment of Land Use Plans for South Campus
 - Transportation/traffic/parking
 - Green space – more of it
 - Development of the West 240

The U of A meets with the communities of South Campus through the South Campus Consultation Group (SCCG) which was created through an MOU with the University and the South Campus Neighbourhood Coalition (SCNC) in May 2012. The following is a list of meetings that were held and open houses to address the LRDP in South Campus, leading up to the open house where the amendments were shown to all community members for final review and comments:

- June 14, 2012
- July 5, 2012
- July 23, 2012
- July 25, 2012 – Hosted by the community of Malmo
- August 14, 2012
- September 5, 2012
- September 26, 2012: Community wide Progress Update on Amendment of Land Use open house
- January 15, 2013
- February 12, 2013
- March 4, 2013 – preview of material for March 14, 2013 open house
- March 14, 2013: Community wide LRDP amendment open house

All 2012-13 open house summaries and approved SCCG meeting minutes are available on the University Relations website at www.communityrelations.ualberta.ca.

The U of A also follows a consultation protocol outlined in Appendix 18 of the LRDP. The following are the processes as outlined in Appendix 18 and the actions U of A has taken to meet all requirements.

Appendix 18 states:**Long Range Development Planning and Amendments**

- a) **When the University undertakes a new Long Range Development Plan, or amends its existing LRDP, owners of land within 60 metres of the University's land and the host municipality will be notified. Such notification will include date, time and location for an information session to present the conceptual plans, or substantive changes, and an invitation to review, and comment on the planning, in writing 21 days following the presentation.**

U of A action - The U of A mailed letters of notification which contained the date, time and location for an information session (Open House) to present substantive changes of the LRDP Amendment Open House, March 14, 2013 to owners of land within 60 metres of the University's land and host municipality, The City of Edmonton. The mailing list was identified by the City of Edmonton, Central Area Unit, City Wide Planning Section according to home owner title information. The letters to residents 60 metres of the University of Alberta land and the City of Edmonton were mailed to allow a full two week advanced notification period prior to the open house.

- b) **Notification will take the form of a directed letter to each identified stakeholder in a). The planning document will be available through the communications website of the University.**

U of A action – The notification in a) indicated where information for the amendment planning document could be found on the U of A website. Please note additional communication tools were used to advertise the March 14, 2013 open house:

- a. Portable road signs were placed in five locations two weeks prior to open house;
 - b. An ad was place in the Edmonton Journal;
 - c. Information about the open house was place on the U of A website on the Community Relations website and the main U of A homepage under Events;
 - d. E-mail regarding information about March 14, 2013 open house was e-mailed to members of the SCCG; and
 - e. E-mail invitation sent to City of Edmonton Councillor, Ward 10, and Member of Legislated Assembly, Edmonton – Riverview, outlining details for March 14, 2013 open house.
- c) **Following this presentation and invitation to direct stakeholders, the University shall publish, within a newspaper, newsletter or publication circulating in the areas in which the University's lands are located, notification of the public of its opportunity to review the proposed LRDP, or amendments, and comment upon it (them). The proposed plan/amendments will be available upon the University's communications website. Comments will be received in writing up to 21 days of the notice.**

U of A action – All materials presented and distributed at the March 14, 2013 open house were placed on the U of A website for 21 days (ending April 4, 2013). The U of A published an ad in the Edmonton Journal on March 15, 2013 inviting the public to review and comment on the information presented.

Portable road signs were placed in five locations to inform community members to review and comment on materials from the open house at the Community Relations website.

- d) University administration will prepare a summary document that they believe accurately reflects the major concerns and comment expressed. This document will be reviewed by the stakeholders identified in a), and will be modified until agreement is reached on accuracy. During the planning stage, these concerns will be considered.**

U of A action – A document that summarized all comments received is attached. This summary document was mailed to stakeholders identified in a) on April 12, 2013. All stakeholders were asked to provide additional comments by April 23, 2013. The summary document was sent to the Office of Facilities and Operations for considerations for further LRDP amendments.

- e) Recommendations to the Board of Governors with respect to the LRDP and/or its amendments will include the consultation summary document(s), and a document highlighting how administration has used these comments to develop the Plan and recommendations.**

U of A action – Attached please find the summary document and a document highlighting how administration has used comments from the March 14, 2013 open house.

- f) Upon Board of Governors approval, the LRDP and/or amendments will be sent to the minister for review and confirmation that the contents of the amendment/LRDP comply with the Regulations of the *Post Secondary Learning Act*.**

U of A action – Once the LRDP Amendment is approved by the Board of Governors the amendment will be sent to the Minister of Enterprise and Advanced Education for confirmation.



Consultation summary

Long Range Development Plan – Amendment to Land Use Plan for South Campus

Preliminary Fact Finding Open House – presentation of draft amendment material

Wednesday, September 26, 2012, 5:30 – 8:30 p.m.

McKernan School, 11330 – 76 Avenue

Final LRDP Amendment Open House

Thursday, March 14, 2012, 5:30 – 9:00 p.m.

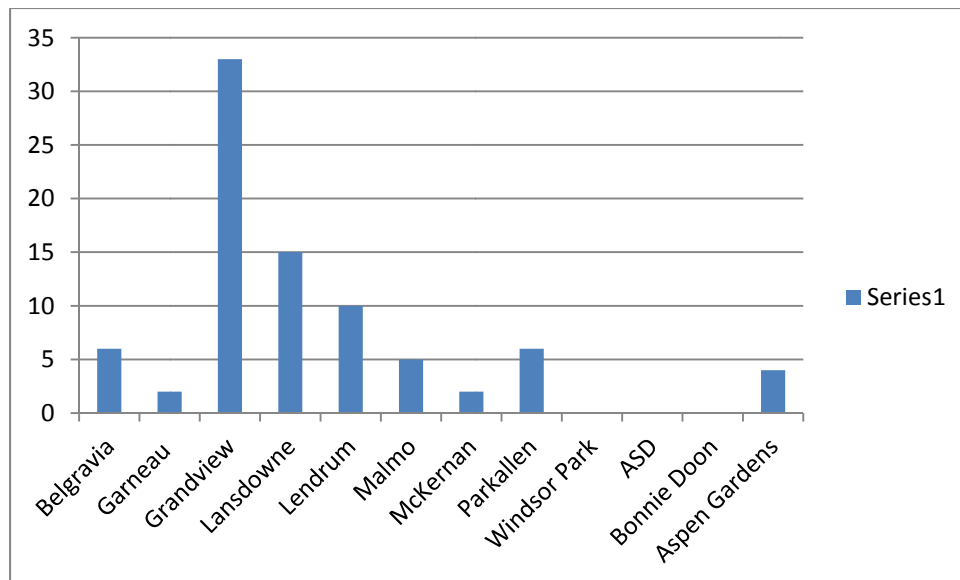
McKernan School, 11330 – 76 Avenue

September 26, 2012 - 101 evaluations received

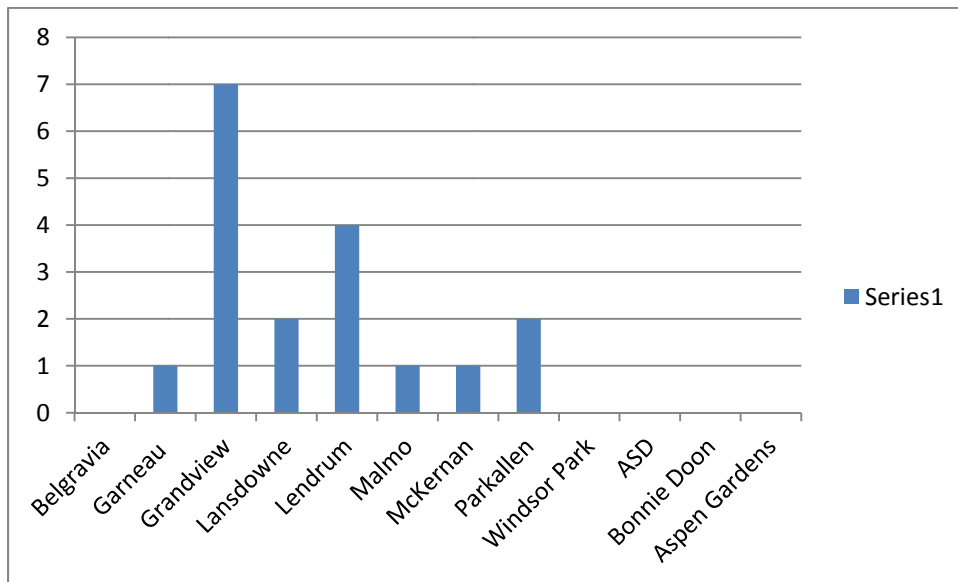
March 14, 2013 – 25 evaluations received

1. If you reside in one of the following neighbourhoods please circle that neighbourhood:

September 26, 2012



March 14, 2013



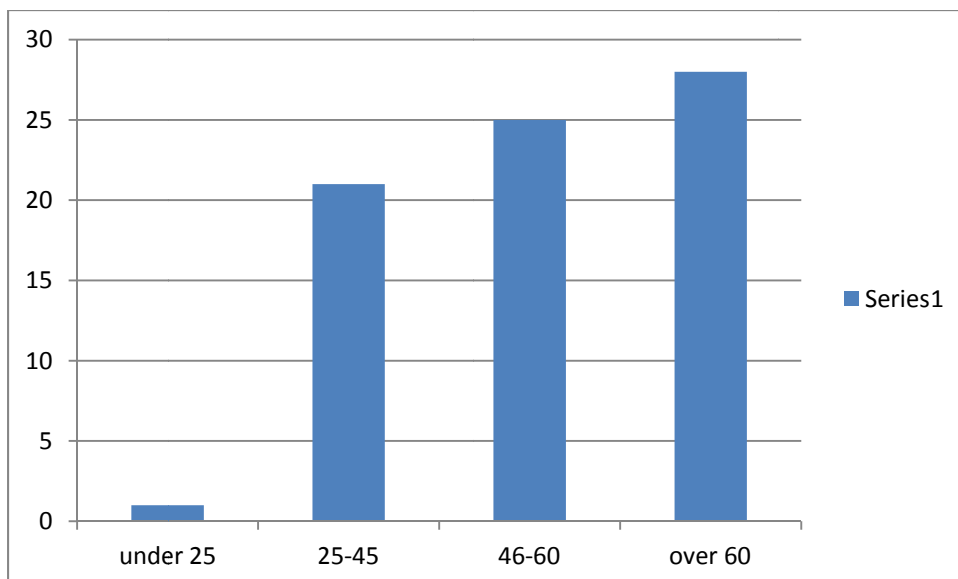
2. If you reside in a different neighbourhood please provide the name of that neighbourhood.

September 26, 2012 - N/A

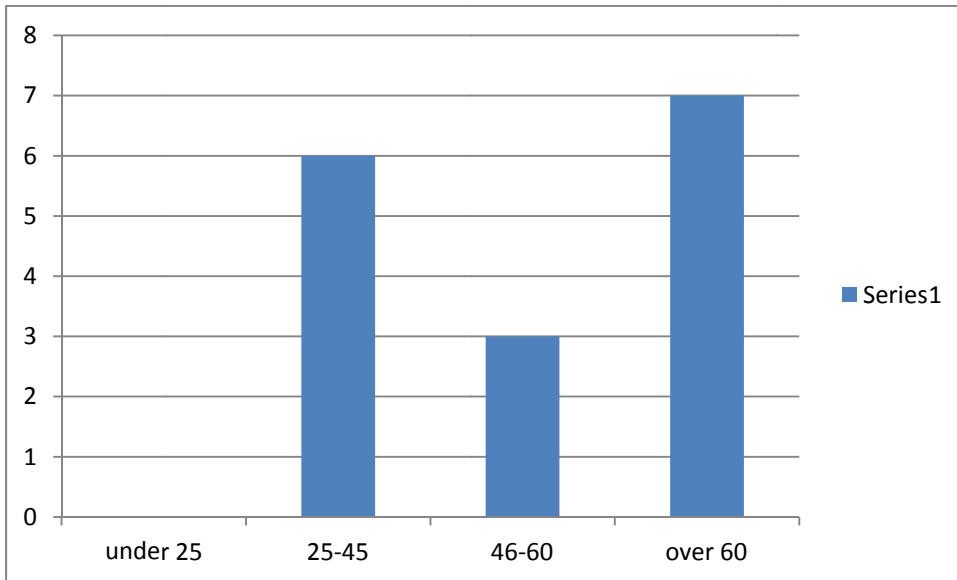
March 14, 2013 - Oliver

3. Please check the age category that you are in.

September 26, 2012

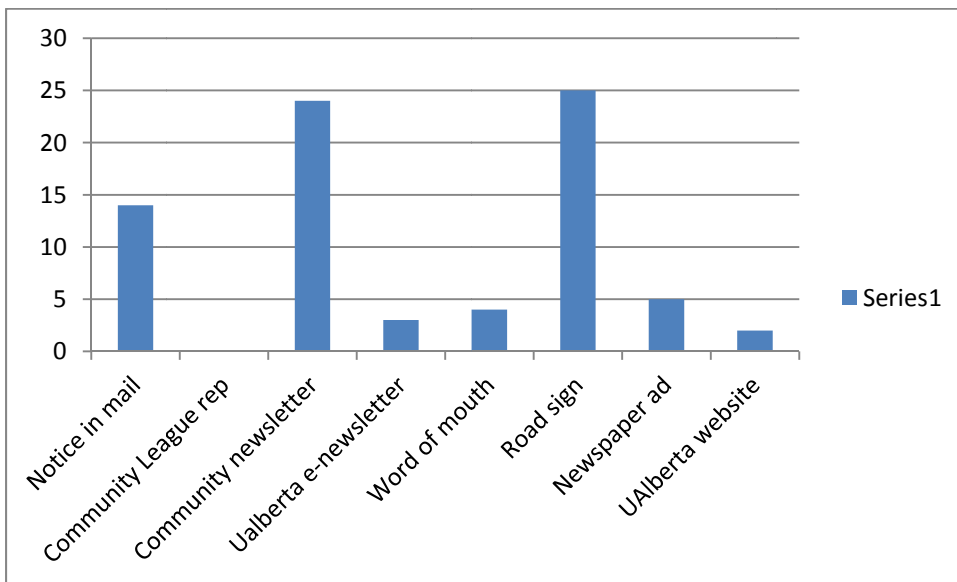


March 14, 2013

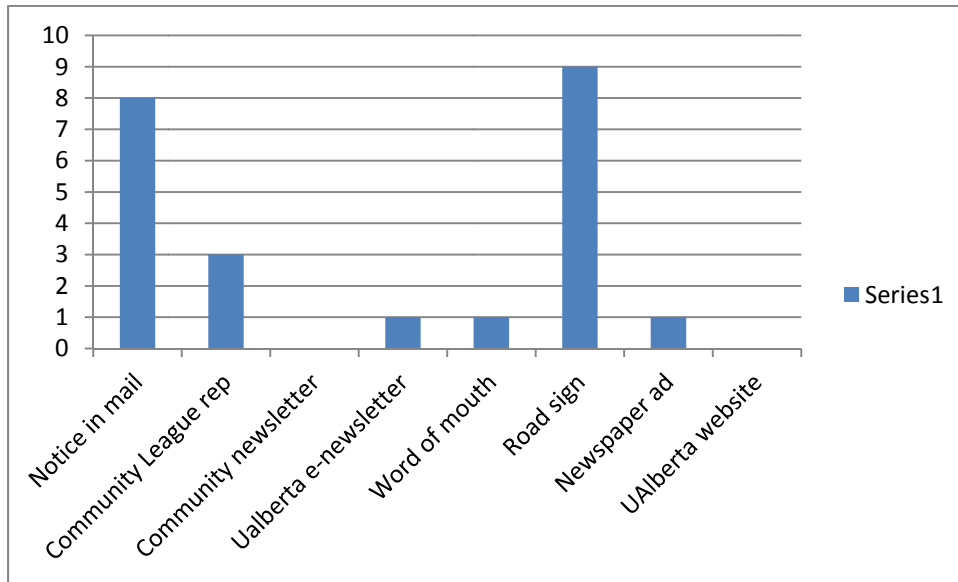


4. How did you hear about this open house?

September 26, 2012

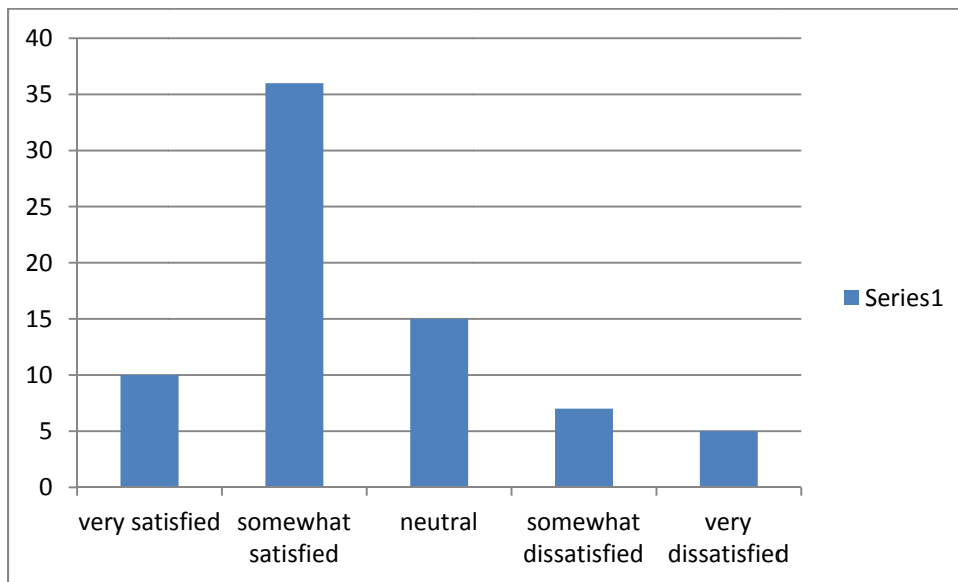


March 14, 2013



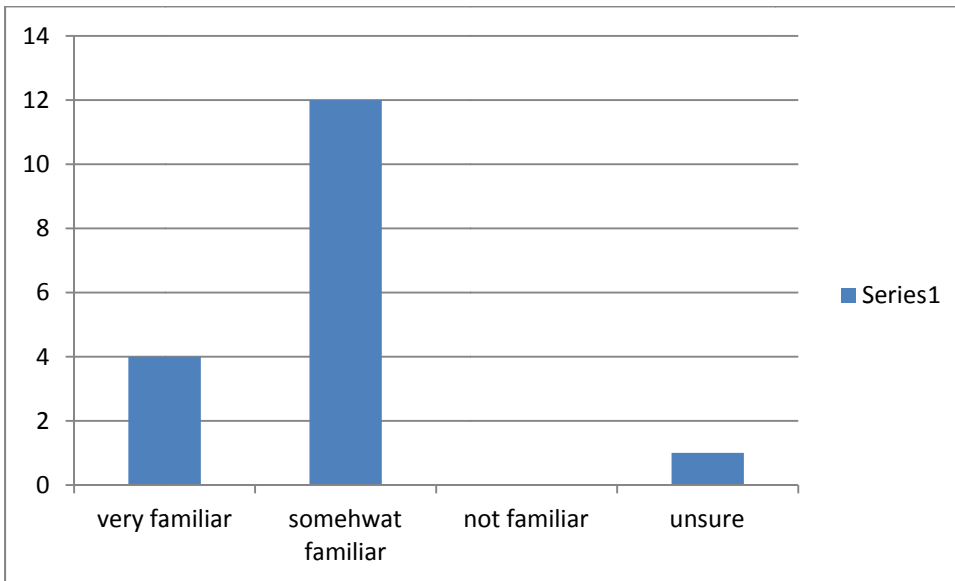
5. Did the material that was presented explain and increase your understanding of the Long Range Development Plan – Amendment to Land Use Plan for South Campus?

September 26, 2012



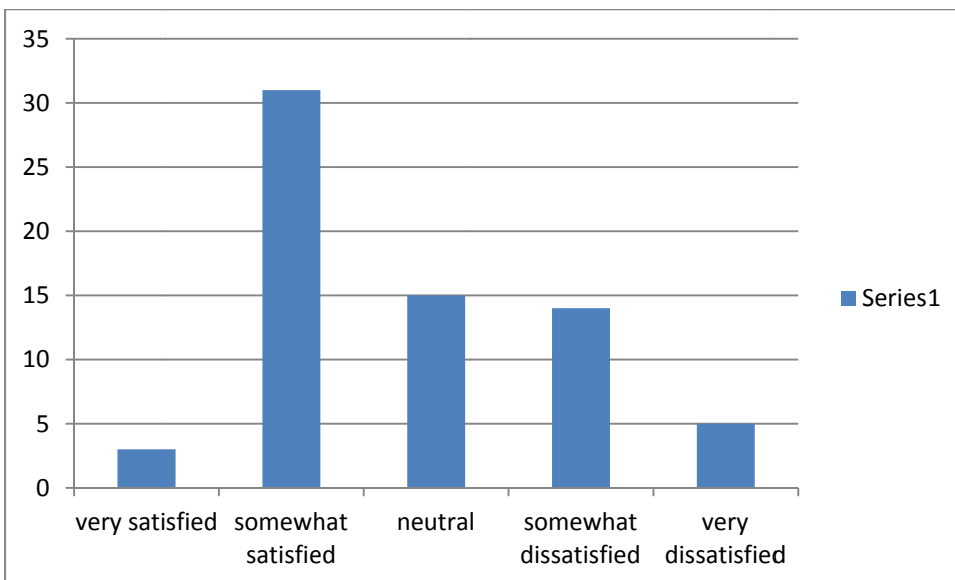
March 14, 2013 (re-worded question as requested by community representatives)

Are you familiar with the purpose of the Long Range Development Plan?



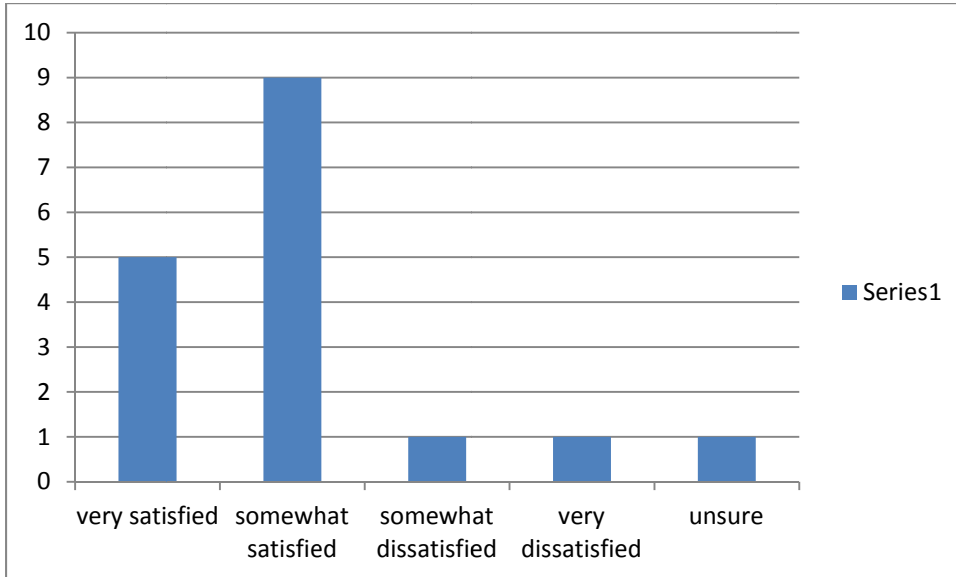
6. Do you have a better understanding of how the South Campus plan will fit into your community?

September 26, 2012



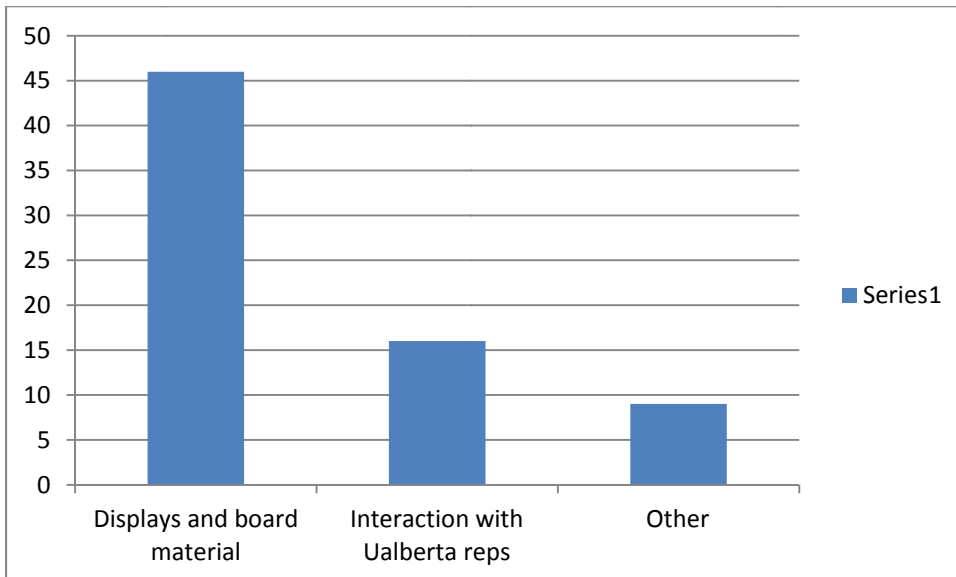
March 14, 2013

Did the material that was presented explain the purpose of the Long Range Development Plan? (reworded question as requested by community representatives)

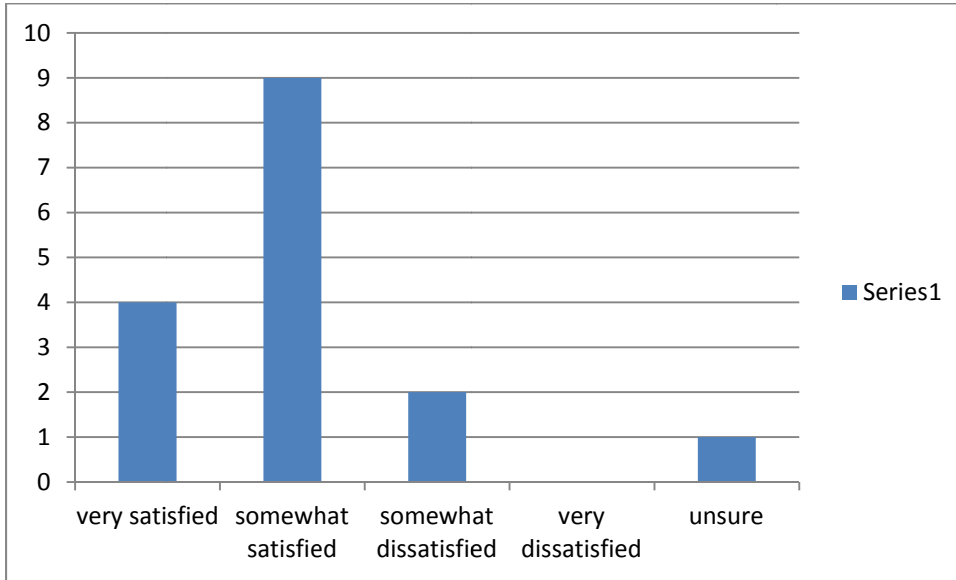


7. I found the following aspects of the open house most valuable:

September 26, 2012



Did the material that was presented explain the proposed amendment (changes) to the Long Range Development Plan for South Campus? (re-worded question as requested by community representatives)



8. Please comment on your impressions regarding one or more of the following components:

September 26, 2012

- Energy efficiency
 - Focus on green forms of energy; very pleased with plan; appears adequate; UAlberta has put great effort into thinking about energy – especially interested in concepts for solar and geothermal energy, feeling positive.
- Waste and waste water management
 - Good to know there is a plan; good changes; pleased with plan – should be a MUST for all new buildings.
- Storm water management
 - Good to see a plan; concerned about storm water management on existing facilities; plan does not accommodate the huge volumes of water during large rain storms.
- Ecology and the environment
 - It would appear that the W 240 site will require considerable site preparation (i.e. earth moving) to prepare the site for building of roads and buildings - the university needs a strategy to reclaim the land after site preparation so that the land is not sitting as a large undeveloped construction site for the next 15-20 years with dust blowing around and weeds growing.
 - Waste of good farmland.
 - More green space please.
 - Concerned – current development impacting the environment and the effect of amphibian.
 - Keep community garden.

- Not much respect – a naturally evolved wetland will be paved and a constructed wetland will maybe be created?
- Environment sustainable systems sound impressive but are they financially sustainable?
- Pleased to see environment development considerations seem to be of paramount important.
- Transportation
 - Want to see lighter traffic in my neighbourhood concerned about higher traffic amounts.
 - Access off of 122 Street through U of A land as much as possible, access off of 122 Street/63 Avenue dangerous.
 - Transportation plan is weak.
 - Transportation plan is good.
 - Reduce need for parking, confused about on parking numbers.
 - Glad to see good transit in the newer development.
 - No park and ride.
 - Changes since last meeting show reasonable response to feedback.
 - Transportation plan – tough call. I do not what to be challenged getting in and out of my neighbourhood, roundabouts should be further analyzed.
- Built environment
 - Development over the last 10 years has not matched visuals.
 - Single dwellings facing on 62 Avenue.
 - No residential on West 240 – research only.
 - Height of academic and research facilities a concern.
 - Design specifics are not in place so difficult to assess; no architectural standards – a hodge podge campus.
 - More information and examples on density.
 - If what is depicted is actually done it would be most excellent.
 - Sport facilities hugely over built – build only for students and staff not the general public.
- Healthy and complete community
 - I am looking forward to the development of South Campus.
 - No trust in your healthy and complete community.
 - Plan is positive.
 - Lack of clear plan and options for handling interface between existing neighbourhoods and growth scenarios.

March 14, 2013

Please comment on your impressions regarding the amendment to land use plan for South Campus:
(re-worded question as requested by community representatives)

Sector 12:

Themes

- Good impression, making progress, overall seems good, like graduate residences and green belt along 122 Street, residences should be only shorter buildings in height and if taller buildings needed, those should be located on interior of campus, residences on east side near LRT require thoughtful planning.

- Needs to be more dense and urban with better connectors to routes beyond campus, very narrow, not developed to interact with City of Edmonton, and needs to be much more dense.
- Information is not specific enough, still confused about final plans, want to see exactly what will be developed.
- The LRDP needs substantive changes and re-thought rather than tweaks, U of A's focus/goals need to remain on education and not be landlord and parking provider.

Sector 14 (West 240):

Themes

- Faculty of ALES and land for research being ignored.
- Like revisions, making progress, overall quite good, acceptable.
- Still concerned about Lansdowne and Grandview, back land for residence fronting on 62 Ave is good, happy with increase to transition space but unsure if it will be green space, Grandview and Lansdowne significantly affected.
- The sector will put thousands of people into cars, uncertainty of where the bus is linking sector to the train, limited transportation linkage.
- Prefer 2002 plan, focus on LEED.

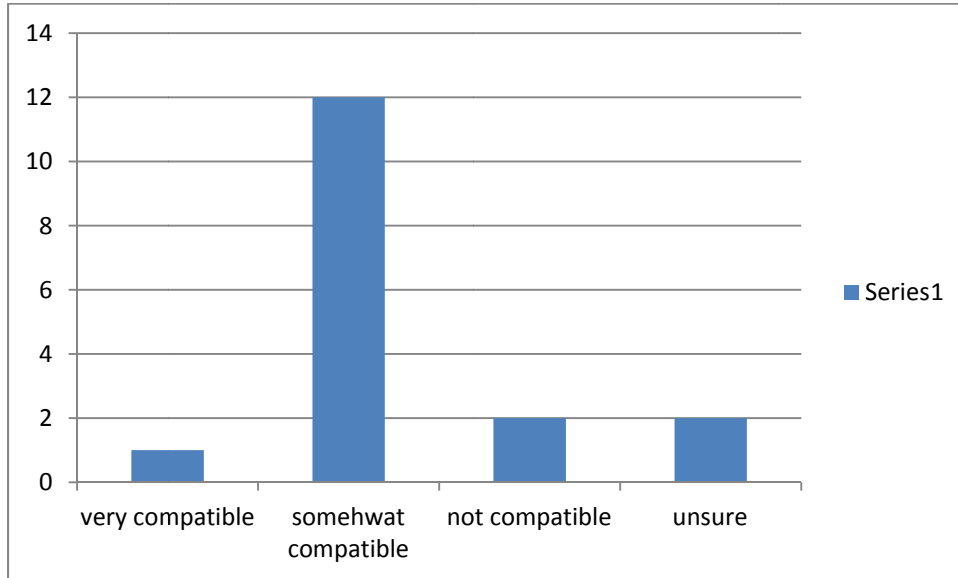
Additional questions on the March 14, 2013 evaluation as requested by community representatives:

Q - If you were unsure in questions 6 and/or 7, please elaborate further why you felt unsure. (re-worded questions as requested by community representatives)

Themes

- Coverage of what the changes are was good. Coverage of why the changes less clear.
- LRDP too general.
- Slow down the presentation and provide take away document that has information in bullet form
- Colors/shades on board material difficult to distinguish

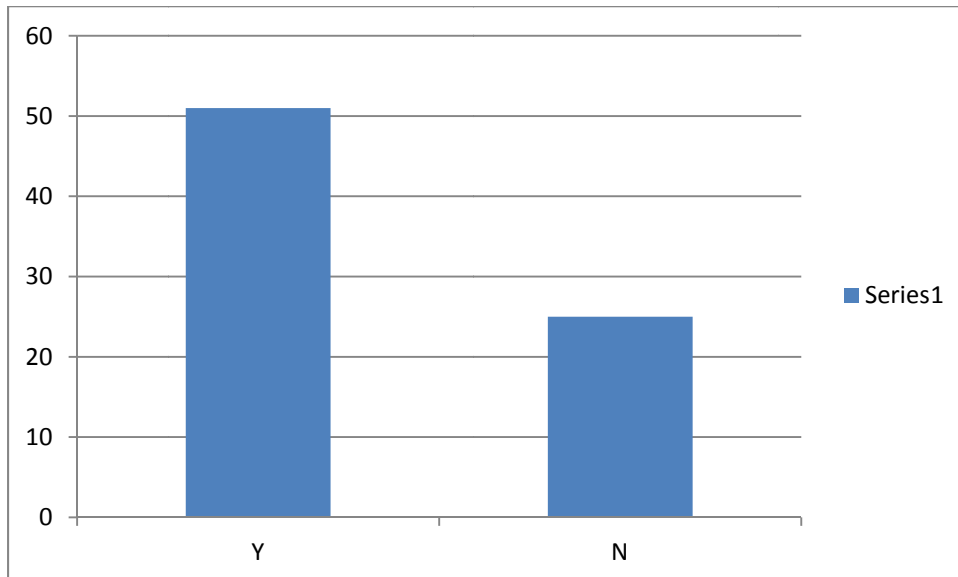
Q - How do you see South Campus plans, both the proposed land uses and possible developments, fitting into your community?



9. Are you aware of the South Campus Consultation Group (SCCG) that was recently formed to represent the voice of neighbourhods that surround the UAlberta South Campus?

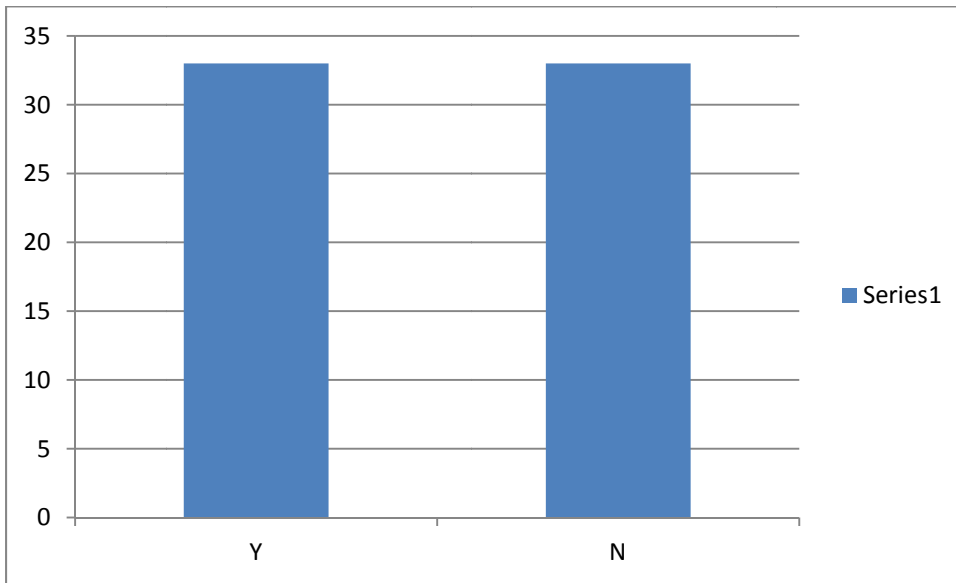
- Yes
- No

September 26, 2012 only



Would you like your SCCG member to contact you?

- No
- Yes (please provide contact information on the front of the form)



10. Please tell us the top three (3) topics you would like to address with regards to the amendments to the Long Range Development Plan - amendment to land use plan?

September 26, 2012

1. Transportation/traffic/parking
2. Green space – more of it
3. Development of the West 240

March 14, 2013

Please tell us the top three (3) topics you would like to have addressed with regard to the amendments to the land use plan for South Campus? (re-worded question as requested by community representatives)

1. Impact related to parking, traffic, noise, bus links for LRT, roads and sidewalks/paths around South Campus and plans for roundabouts on 122 Street.
2. Sensitive design: low impact development, more density, compatible with surrounding neighbourhoods, plan for active living.
3. Power plant too close to residential, underground power lines/transmitters

11. Please provide any other suggestions/concerns/questions about the South Campus Sectors Plan that you might have.

September 26, 2013

Themes

- Transportation – concerns about 122 Street/63 Avenue intersection; people parking in surrounding neighbourhoods; cut through traffic.
- Green space – plan needs more green space; preserve farmland; develop density around South Campus LRT station to retain green space and agriculture research; protect wildlife in Sector 14; loss of organic land base; Canada goose and duck migration route needs to be protected.
- Consultation – needs to be improved; don't assume activists represent views of entire community; U of A needs to listen and be a good neighbor; everyone seems hopeful – hope that is the case.
- West 240 – do not develop; if developed must be self-contained and isolated; residents of Grandview and Lansdowne require bigger buffer zones; no access to their communities; concerns about schools; need for services.
- Aim higher, inspire community and be ambitious; the plan looks good but will it happen due to budgets, the communities will bear the costs of unanticipated changes. The plan should serve academic goals not regional community recreation needs e.g. Saville Centre.

March 14, 2013

- West 240: question about the density range, do not develop because it serves interest of healthy food supply, housing needs to match homes from mature neighbourhoods, multiuse trail/landscape buffer surrounding W 240, generous open space landscaping with trees, no connector through W 240 between Lansdowne and Grandview, no access for emergency vehicles into Grandview from W 240, any research on sociological consequences of imbalance between Grandview and housing planned for W 240.
- Great sustainability elements, amended plan looks like a good fit, info presented suggest some concerns have been acknowledged, access to bus link well placed, concerns about capacity issues on the LRT serving South Campus, need for connectivity of bike and pedestrian access.
- LRPD outdated, opposed to amendment, remove plans for Sector 14, U of A should not build facilities not directly related to research, teaching and student residences, U of A developing South Campus hodgepodge and appears to developing to make money and not providing education opportunities.
- Traffic and parking from all sectors will negatively impact surrounding neighbourhoods, roundabouts on 122 Street a concern, call for updated traffic impact assessment and parking demand study.
- Building over wetlands a concern.
- Lack of density, U of A has unique opportunity to bring people from suburbs back into the city, do not plan something that is lifeless that does not attract people.
- Question about the difference between LRDP and Sector Plan, question about the plans for Sector 13, request for information and details on coordination of recreational facilities with City of Edmonton.

Questions and Stakeholder Comments

University Response

26-Sep-12

Energy Efficiency

Focus on green forms of energy; very pleased with plan; appears adequate; UAlberta has put great effort into thinking about energy - especially interested in concepts for solar and geothermal energy, feeling positive.

No response required.

Waste and Waste Water Management

Good to know there is a plan; good changes; pleased with plan – should be a MUST for all new buildings.

No response required.

Storm Water Management

Good to see a plan; concerned about storm water management on existing facilities; plan does not accommodate the huge volumes of water during large rain storms.

Design of future facilities will accommodate storm flows.

Ecology and the Environment

It would appear that the W 240 site will require considerable site preparation (i.e. earth moving) to prepare the site for building of roads and buildings - the university needs a strategy to reclaim the land after site preparation so that the land is not sitting as a large undeveloped construction site for the next 15-20 years with dust blowing around and weeds growing.

Site development will occur on a phased basis.

Waste of good farmland. More green space please.

LRDP identifies substantial green space to be preserved and/or created with campus development.

Concerned – current development impacting the environment and the effect on amphibians.

Site development will pursue environmental performance targets. Constructed wetland system will replace the habitat function of existing area inhabited by amphibians.

Keep community garden.

Community gardening space will be provided at South Campus.

Not much respect – a naturally evolved wetland will be paved and a constructed wetland will maybe be created?

Existing wetland is a byproduct of human activity, but not designed for ecological function. Proposed constructed wetland system will be designed with ecological function in mind.

Environment sustainable systems sound impressive but are they financially sustainable? Pleased to see environment development considerations seem to be of paramount importance.

Transportation

Want to see lighter traffic in my neighbourhood concerned about higher traffic amounts.

Access off of 122 Street through U of A land as much as possible, access off of 122 Street/63 Avenue dangerous.

Transportation plan is weak.

Transportation plan is good.

Reduce need for parking, confused about parking numbers.

Glad to see good transit in the newer development.

No park and ride.

Changes since last meeting show reasonable response to feedback.

Transportation plan – tough call. I do not want to be challenged getting in and out of my neighbourhood, roundabouts should be further analyzed.

Built Environment

Development over the last 10 years has not matched visuals.

Single dwellings facing on 62 Avenue.

Financial sustainability of sustainable systems are a consideration in the design process.

Design of South Campus aims to minimize traffic impacts on surrounding neighbourhoods by emphasizing movement to and from campus via alternative transportation, especially transit.

The creation of new access points to South Campus is determined in consultation with the City of Edmonton, based upon professional traffic analysis.

No response required.

No response required.

Design of South Campus aims to minimize traffic impacts on surrounding neighbourhoods by emphasizing movement to and from campus via alternative transportation, especially transit. Parking numbers have been reduced from 2002 numbers.

No response required.

A park and ride is not currently contemplated at South Campus.

No response required.

The creation of new access points to South Campus will be determined in consultation with the City of Edmonton, based upon professional traffic analysis.

Design Guidelines in Sector Plan will guide substantial development projects.

LRDP indicates land-use, whereas the frontage of buildings will be addressed in

No residential on West 240 – research only.	Sector Plan and substantial development stages.
Height of academic and research facilities a concern.	Residential development is intended to provide a transition between existing residential neighbourhoods and different land uses such as research.
Design specifics are not in place so difficult to assess; no architectural standards – a hodge podge campus.	Heights will transition from the edges of campus to avoid shadowing or privacy impacts on existing residential neighbourhoods.
More information and examples on density.	Architectural standards are a component of the South Campus Sector Plan process.
If what is depicted is actually done it would be most excellent. Sport facilities hugely over built – build only for students and staff not the general public.	Examples of anticipated density have been provided and are available for review. Further progress will be addressed at sector plan stages.
Healthy and Complete Community	No response required.
I am looking forward to the development of South Campus.	Shared use recreational facilities will support academic mission and communities.
No trust in your healthy and complete community.	No response required.
Plan is positive.	No response required.
Lack of clear plan and options for handling interface between existing neighbourhoods and growth scenarios	No response required.
	The anticipated transition between new campus development and existing neighbourhoods has been articulated in greater detail in the LRDP and Sectors Plan.

14-Mar-13

Sector 12 Themes

Good impression, making progress, overall seems good, like graduate residences and green belt along 122 Street, residences should be only shorter buildings in height and if taller buildings needed, those should be located on interior of campus, residences on east side near LRT require thoughtful planning.

Heights will transition from the edges of campus to avoid shadowing or privacy impacts on existing residential neighbourhoods.

Needs to be more dense and urban with better connectors to routes beyond campus, very narrow, not developed to interact with City of Edmonton, and needs to be much more dense.

Information is not specific enough, still confused about final plans, want to see exactly what will be developed.

The LRDP needs substantive changes and re-thought rather than tweaks, U of A's focus/goals need to remain on education and not be landlord and parking provider.

Sector 14 Themes

Faculty of ALES and land for research being ignored.

Like revisions, making progress, overall quite good, acceptable.

Still concerned about Lansdowne and Grandview, back land for residence fronting on 62 Ave is good, happy with increase to transition space but unsure if it will be green space, Grandview and Lansdowne significantly affected.

The sector will put thousands of people into cars, uncertainty of where the bus is linking sector to the train, limited transportation linkage.

Prefer 2002 plan, focus on LEED.

Additional Questions and Themes

Coverage of what the changes are was good. Coverage of why the changes less clear.

LRDP too general.

Campus densities are intended to be less than the existing North Campus, in consideration of the existing development in adjacent neighbourhoods. Connectivity with City of Edmonton roads and multi-use-trails are provided where possible.

The LRDP is a land-use plan. The Sector Plan will include more details about the character of proposed development than the existing LRDP.

U of A's focus is on the creation of an exceptional campus environment. The mandate is academic support to students/faculty/staff.

ALES land requirements will continue to be provided for within Sector 13 and in other locations acquired for this purpose.

No response required.

Setbacks and green space where Sector 14 adjoins existing neighbourhoods will be further addressed in sector planning.

Details of bus integration with LRT is to be determined by the City of Edmonton. The design of South Campus aims to minimize automobile use by providing for alternative transportation options and providing a mix of land uses to create a complete community.

No response required.

No response required.

The LRDP is a land-use plan. Sector Plans will provide more details about the character of proposed development than the existing LRDP.

Slow down the presentation and provide take away document that has information in bullet form

Presentation and board materials remain on website at communityrelations.ualberta.ca.

Colors/shades on board material difficult to distinguish

Colours and patterns in LRDP land use figures have been adjusted for readability.

10. Please tell us the top three topics you would like to have addressed with regard to the amendments to the land use plan for South Campus?

26-Sep-12

Transportation/traffic/parking

Information on what is intended for transportation, traffic and parking at South Campus are provided in the LRDP amendment and draft Sectors Plan.

Green space – more of it

A substantial amount of green space is provided for at South Campus.

Development of the West 240

Details on what is proposed for Sector 14 are included in the LRDP amendment and draft Sectors Plan.

14-Mar-13

Impact related to parking, traffic, noise, bus links for LRT, roads and sidewalks/paths around South Campus and plans for roundabouts on 122 Street.

Information on the proposed transportation concepts for South Campus are provided in the LRDP amendment and draft Sectors Plan. Some questions require input from the City of Edmonton.

Sensitive design: low impact development, more density, compatible with surrounding neighbourhoods, plan for active living.

Details with respect to how South Campus will address these topics are included in the LRDP amendment and draft Sectors Plan.

Power plant too close to residential, underground power lines/transmitters

University service area, to be located in Sector 12, provides reasonable setbacks from these areas to existing neighbourhoods.

26-Sep-12**Themes**

Transportation – concerns about 122 Street/63 Avenue intersection; people parking in surrounding neighbourhoods; cut through traffic.

Some questions require input from the City of Edmonton (design of 63 Avenue intersection; parking management in adjacent neighbourhoods). Cut-through traffic will not be possible with designs for Sector 12 or 14.

Green space – plan needs more green space; preserve farmland; develop density around South Campus LRT station to retain green space and agriculture research; protect wildlife in Sector 14; loss of organic land base; Canada goose and duck migration route needs to be protected. Consultation – needs to be improved; don't assume activists represent views of entire community; U of A needs to listen and be a good neighbor; everyone seems hopeful – hope that is the case.

Plan incorporates significant green space and accommodates agricultural research in Sector 13. Density is focused close to LRT. Habitat for wildlife will be a consideration in the design of the constructed wetland system and preservation of existing treed areas. Consultation activities aim to support the U of A as a good neighbour.

West 240 – do not develop; if developed must be self-contained and isolated; residents of Grandview and Lansdowne require bigger buffer zones; no access to their communities; concerns about schools; need for services.

Sector 14 is proposed as a self-contained sector with no direct private vehicle access to existing neighbourhoods. Sector 14 will provide new services and children for area schools.

Aim higher, inspire community and be ambitious; the plan looks good but will it happen due to budgets, the communities will bear the costs of unanticipated changes. The plan should serve academic goals not regional community recreation needs e.g. Saville Centre.

The plan prioritizes university needs and identifies partnerships where they may be beneficial to university interests. The LRDP first and foremost must support the institutional academic goals. The plan sets certain expectations for development.

14-Mar-13**Themes**

West 240: question about the density range, do not develop because it serves interest of healthy food supply, housing needs to match homes from mature neighbourhoods, multiuse trail/landscape buffer surrounding W 240, generous open space landscaping with trees, no connector through W 240 between Lansdowne and Grandview, no access for emergency vehicles into Grandview from W 240, any research on sociological consequences of imbalance between Grandview and housing planned for W 240.

No private vehicle access to existing neighbourhoods is proposed, and transition areas will provide green space and setbacks from existing development. Proposed residential development will be compatible with that in existing neighbourhoods. This will be further explored in Sector Plans and substantial development stages.

Great sustainability elements, amended plan looks like a good fit, info presented suggest some concerns have been acknowledged, access to bus link well placed, concerns about capacity issues on the LRT serving South Campus, need for connectivity of bike and pedestrian access.

LRPD outdated, opposed to amendment, remove plans for Sector 14, U of A should not build facilities not directly related to research, teaching and student residences, U of A developing South Campus hodgepodge and appears to developing to make money and not providing education opportunities.

Traffic and parking from all sectors will negatively impact surrounding neighbourhoods, roundabouts on 122 Street a concern, call for updated traffic impact assessment and parking demand study.

Building over wetlands a concern.

Lack of density, U of A has unique opportunity to bring people from suburbs back into the city, do not plan something that is lifeless that does not attract people.

Question about the difference between LRDP and Sector Plan, question about the plans for Sector 13, request for information and details on coordination of recreational facilities with City of Edmonton.

Bus link and LRT elements are planned in collaboration with the City of Edmonton. Connectivity of bike and pedestrian access links are intended to align with City of Edmonton multi-use trails, paths, etc.

LRDP is outdated, which is the reason for the amendment. Primary focus at South Campus is the development of research, teaching and student housing facilities.

Traffic impacts to existing neighbourhoods have been minimized or removed through design wherever possible. Details of transportation elements subject to review by the City of Edmonton. The 2011 Traffic Impact Assessment is still valid and is aligned to the City of Edmonton's 2043 Transportation Plans.

Constructed wetland system will replace existing wet areas.

Plan aims to create an active and vibrant campus, but the form of campus development must be considerate of existing neighbourhoods.

LRDP is a high-level plan for all campus sites, Sectors Plan is a more detailed plan for South Campus only. Sector 13 will continue to provide space for agricultural research and other activities currently carried out at South Campus.