

# MILL WOODS STATION AREA PLAN

## Welcome

The purpose of the workshop is to present the Draft Mill Woods Station Area Plan. Workshop participants are asked to review the information presented and provide comments back to the consulting team. Feedback from this workshop will be used to prepare a final plan for presentation to Edmonton City Council in early 2013.

### Tonight's Agenda

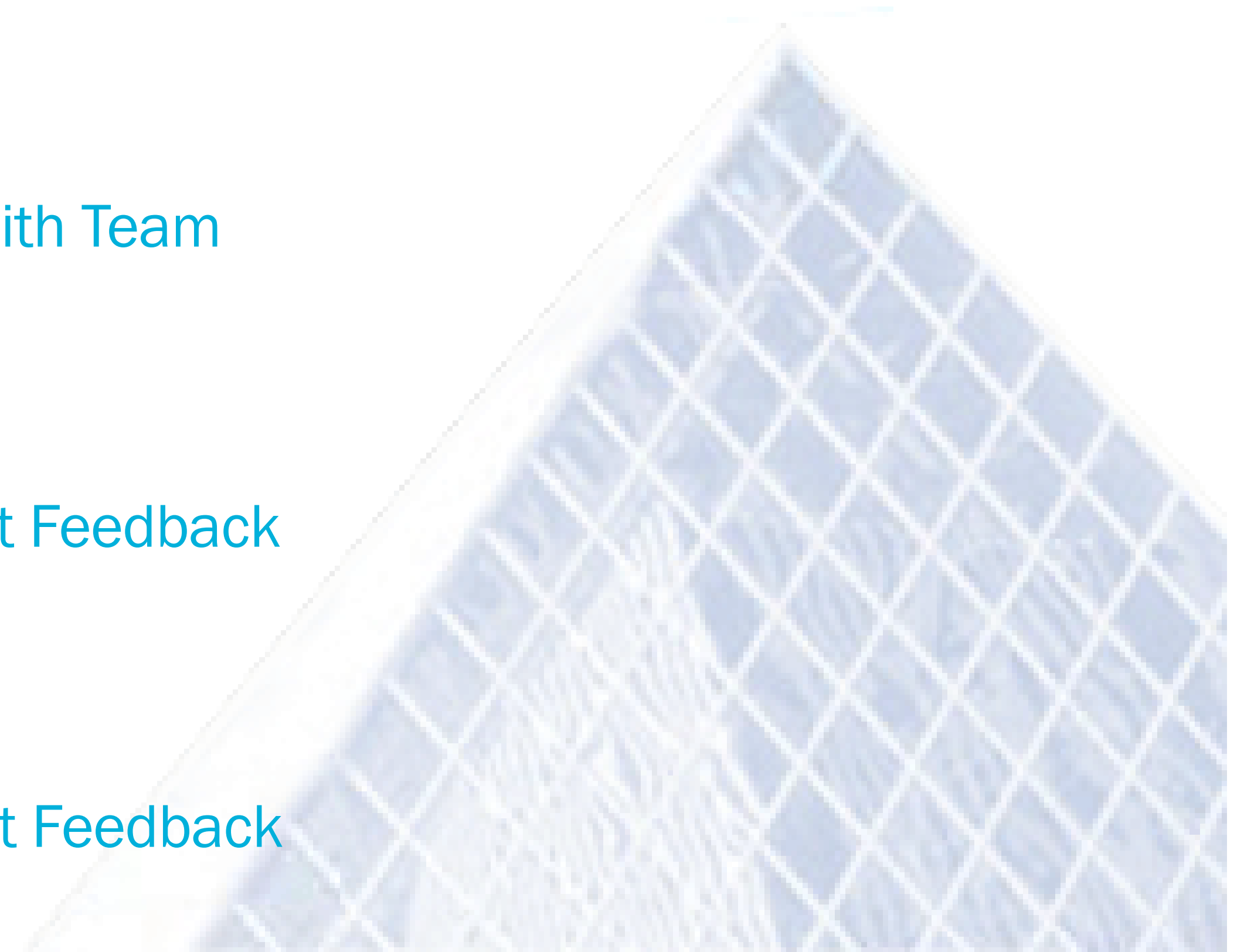
6:00 - 6:30 pm Welcome and Tour Panels with Team

6:30 - 7:00 pm Presentation #1

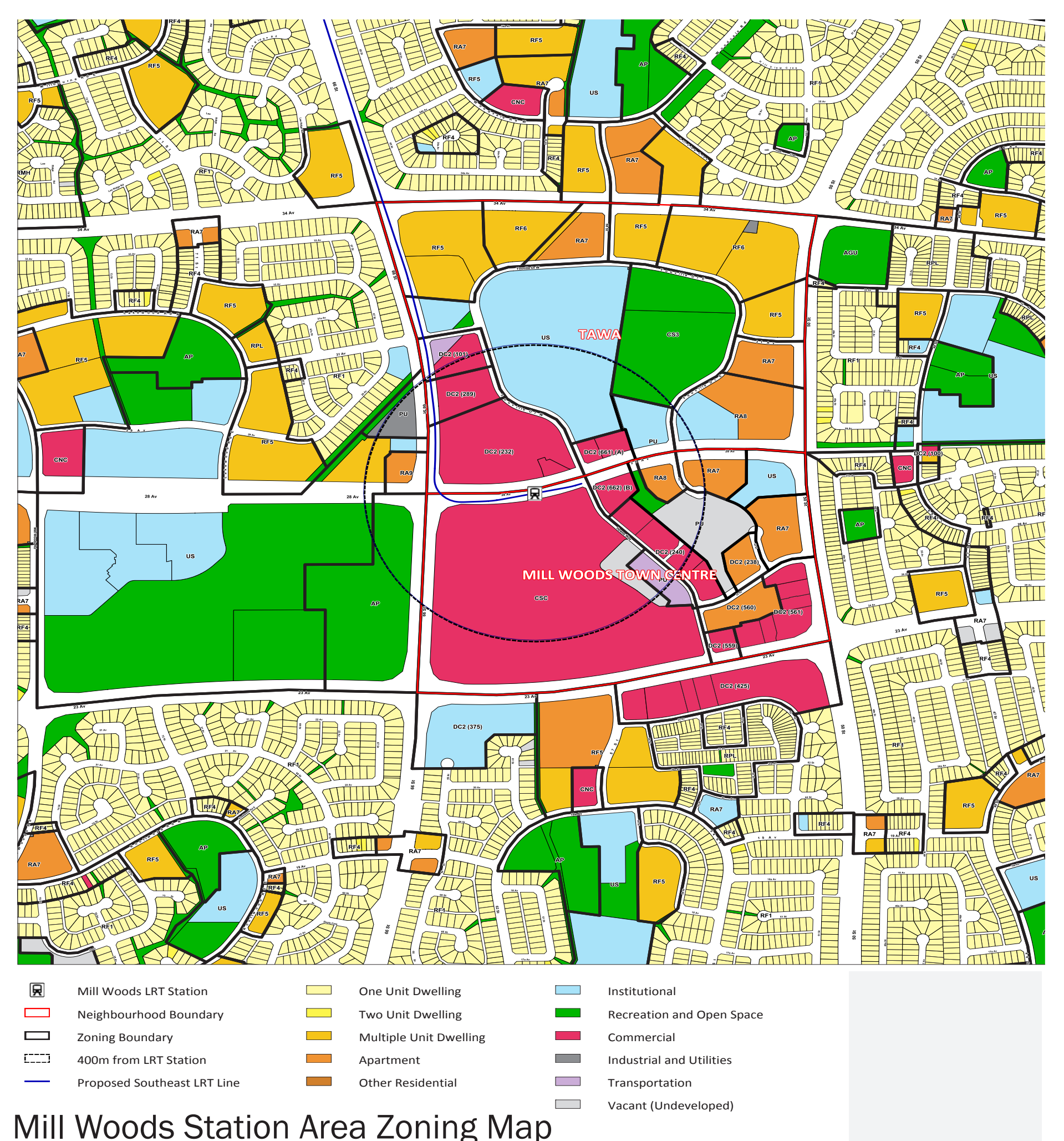
7:00 - 8:00 pm Tour Panels with Team & Get Feedback

8:00 - 8:30 pm Presentation #2

8:30 - 9:00 pm Tour Panels with Team & Get Feedback



Mill Woods - Landmark Professional Centre



Mill Woods Station Area Zoning Map

## Workshop Two: What we Heard

**At Workshop Two** the consultant team presented alternative design concepts for the Mill Woods Station Area Plan. Workshop participants were then asked to review the alternative concepts and provide comments back to the consultant team. Below is a summary of the comments received.



- 1 Ensure accessibility and integration between LRT Station and Transit Centre
- 2 Incorporate universal design / age-friendly design into plan
- 3 Improve infrastructure and amenities for pedestrians and cyclists
- 4 Ensure bike path and sidewalk connectivity and continuity through plan area and to surrounding neighbourhoods
- 5 Retain the existing park space in the community
- 6 Retain covered mall as it is more convenient and practical in Edmonton's cold winter climate



# MILL WOODS STATION AREA PLAN

## The Station Area Today



The Plan Boundary

### The Area Today

The Mill Woods station area is a local and regional destination containing a range of suburban style shopping outlets, the Mill Woods Town Centre Mall, offices, the Grey Nuns Hospital which is a significant employer in the area, and a range of mid-rise residential housing types including a recently built residential tower. The area also contains local and neighbourhood parks and regional parks and recreational facilities.

While the area contains a broad mix of land uses, including commercial, employment and residential uses, these uses are separated from one another by wide arterial roadways with limited intersection crossings and by surface parking lots which typically line the street and serve to further separate and isolate buildings from the street and from one another.

Most uses, particularly commercial and employment uses are dispersed over a relatively large land base with no true mixed use or vertical stacking of uses, which could create more focus for activity within the area. Pedestrian movement is challenged by limited intersection crossings, large mega blocks lacking a finer grained street pattern, the distance between destinations and by the lack of pedestrian amenities, and in some areas a lack of sidewalks. The overall development pattern prioritizes the efficient movement of vehicles and parking and lacks a strong sense of place, a centre or focus and an urban character.

## Vision & Guiding Principles

It is envisioned that with the construction of the Mill Woods LRT Station and Transit Centre the plan area will be transformed into a higher density, more compact community offering a wider range of housing choices, employment opportunities and civic uses in a mixed use urban development format.

A focus on livability and placemaking in the plan area will improve the area as a desirable and attractive place to live, work, shop and play, and the emphasize the importance of a high standard of design excellence for buildings and public spaces. Over time, a finer grain urban street grid comprised of both public and private streets will be introduced that will provide better connectivity and support walking, cycling and transit use.

An important element of the new urban grid is the creation of a north-south mixed use main street. The construction of the LRT line will allow for the redesign of 28 Avenue as a pedestrian friendly, mixed use main street with a wide generous public realm that is well integrated with the LRT Station and Transit Centre.



Development Concept Illustrated

Youville Plaza

LRT Station

Enhanced Utility Corridor

St Peters training centre site

### Transit Oriented Development Principles

The following guiding principles expand on the vision statement and have shaped the development of this plan.

#### Ensure transit oriented development is appropriately located and scaled to fit the community

The plan area provides opportunities to increase density and housing choice in close proximity to the LRT Station without impacting lower density residential areas. Height and density permissions should be the highest in the immediate vicinity of the planned LRT station and Transit Centre, transitioning to lower heights and densities outside the pedestrian priority zone. Buildings should be reoriented to face onto the street to better support pedestrian activity. Parking should be directed to the interior of the block or in underground and structured parking facilities.

#### Strive for a more complete community

Allow for and promote more compact and higher density development in proximity to the planned LRT Station and Transit Centre. New development will create a range of new opportunities to live, work, shop and play within the district. The construction of streets, parks, open spaces and community amenities such as the new Mill Woods Branch Library/Seniors Centre/Multicultural Facility are key building blocks in creating a linked public realm which can bring people and the community together.

#### Pursue design excellence

It is important to ensure that all new public and private development exhibits a high standard of design excellence that will be an asset to the community and enhance the character, image, and livability of the plan area over time. In this regard, the City can take a leadership role to ensure a high quality design of the planned LRT Station, Transit Centre and supporting infrastructure such as the reconstruction of 28 Avenue. Special consideration should also be given as to the merit of and value of submitting rezoning and future developments within the plan area.

#### Enhance mobility choices

The implementation of a finer grained urban grid is a key factor in promoting active transportation and providing a high degree of connectivity between proposed higher density mixed use developments and the planned LRT Station and Transit Centre. Key streets such as the new north-south main street and 28 Avenue will be redesigned and rebuilt as complete streets supporting safe vehicular, pedestrian and cycle movement. An interconnected pedestrian and bicycle network with improved crossings at arterial roadways will be established to improve access for pedestrians and cyclists. The LRT Station and Transit Centre will evolve as an important activity hub providing access and connection to many amenities, urban services and civic uses.

#### Improve the public realm and focus on enhanced place making

The public realm consists of places and spaces that people will use every day, including an interconnected network of trails and pathways that will link parks and streetscapes throughout the district, providing access to key destinations while encouraging healthy lifestyle choices within the community. Opportunities to develop new public spaces in the plan area include a new civic square south of 28 Avenue adjacent to the new Mill Woods Branch Library/Seniors Centre/Multicultural Facility which can be programmed for community events and activities, a plaza north of 28 Avenue and a square adjacent to the Transit Centre. In addition to the Municipal Reserve dedication, it is envisioned that additional parks and open spaces could be obtained through a density bonusing system whereby developers are provided with additional density and height in return for providing privately owned but publicly accessible parks and open spaces.

#### Encourage environmentally sustainable neighbourhood design

Promote sustainable development in the plan area including a mix of uses, housing types and higher densities around the LRT Station and Transit Centre. Utilize Low Impact Development (LID) stormwater management solutions wherever feasible. Encourage the use of new green infrastructure and encourage the construction of LEED certified buildings that incorporate green roofs, renewable energy and water conservation measures.