

MILL WOODS

STATION AREA PLAN

The Workbook

Your input is important. Your comments will help us to revise the draft McKernan Belgravia Station Area Plan and prepare a final Plan for presentation to Edmonton City Council early 2013.

Please complete this workbook before leaving tonight. If you require more time, take this workbook home and once complete, email or mail it to one of the contacts noted at the end of this workbook, BEFORE FRIDAY NOVEMBER 16, 2012

Please check the boxes below to indicate whether you generally agree or disagree with the following elements of the draft Station Area Plan.

1. Development Concept

The plan area is anchored by the Mill Woods Town Centre and the Grey Nuns Hospital. With the introduction of LRT and construction of the LRT Station and Transit Centre, the plan area will transform from an auto-oriented suburban centre to a mixed use Transit Oriented Development (TOD) Community, with the potential for an additional 5,000 residents. Consistent with the TOD Guidelines adopted by City Council and with the cooperation of private property owners, the introduction of a finer network of streets and smaller development blocks will create a logical foundation for an urban style town centre. The new urban grid street pattern will improve connectivity in the plan area, ensure redevelopment and intensification with more underground and structured parking and provide a much more pedestrian-friendly environment. More housing choice will be provided through mixed use development of mid-rise and high-rise apartments. Improvements to the public realm will include the development of “complete streets” and provision of new publically accessible park spaces.

Comments:

- Strongly Agree
- Agree
- Neither Agree Nor Disagree
- Disagree
- Strongly Disagree

2. Mobility

The arrival of LRT to Mill Woods, expected in 2019, will act as a catalyst for reshaping the Plan area. The new, integrated LRT Station and Transit Centre will serve as a transit hub and is an essential component of this transit oriented development. Over time, the area will see a significant transformation with the establishment of a more extensive interconnected network of streets permitting the creation of a vibrant, walkable community that makes walking, cycling and other active forms of transportation convenient and easy. Creating “complete streets” through the construction of new streets and the reconstruction of major streets, including 28 Avenue, will improve connectivity and encourage the development of missing sidewalks infrastructure.

Comments:

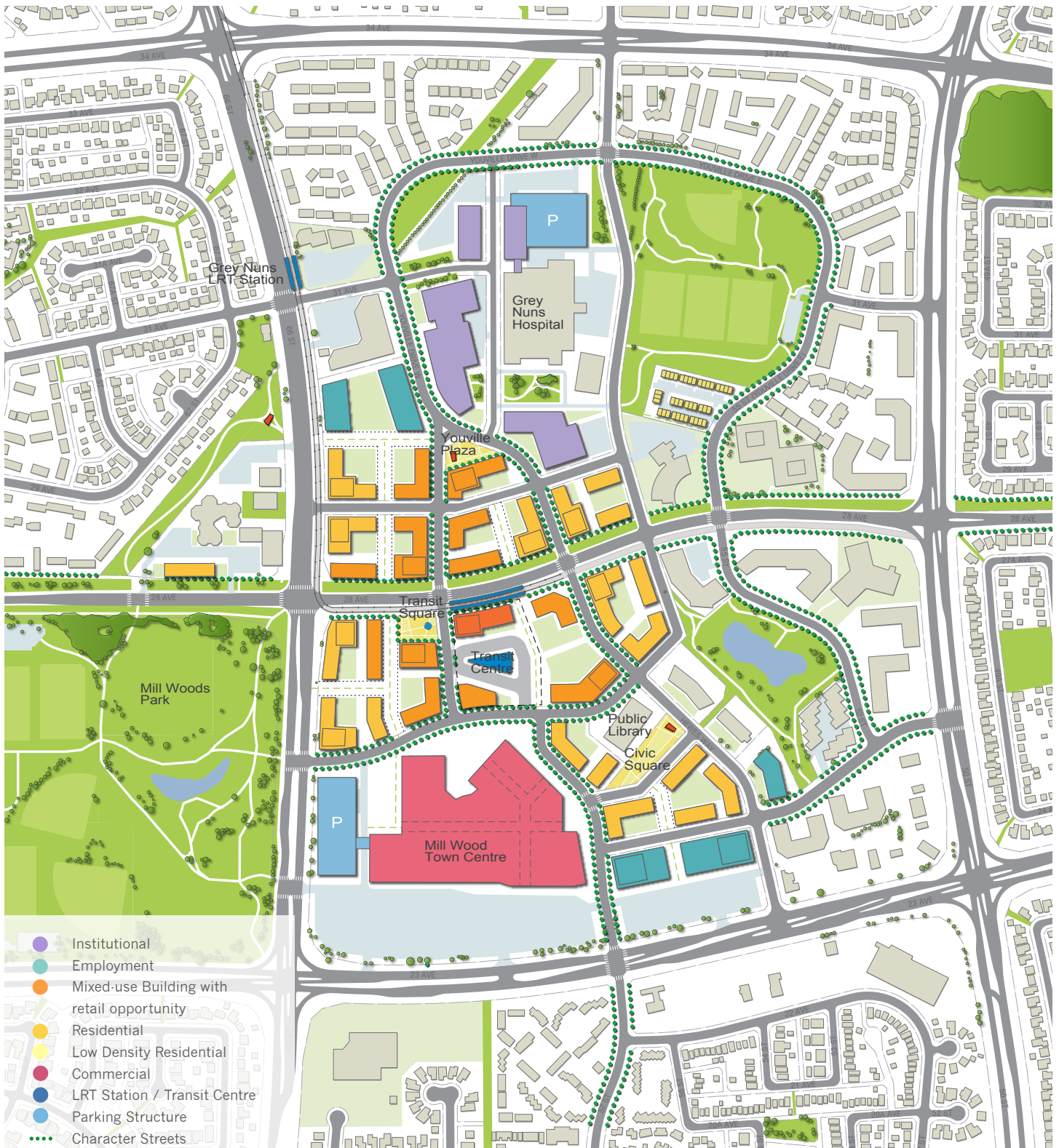
- Strongly Agree**
- Agree**
- Neither Agree Nor Disagree**
- Disagree**
- Strongly Disagree**

3. Public Realm

A quality public realm is an internal part of transit oriented development and encourages community activity, enhances livability, attracts investment, encourages transit ridership and active transportation. The Mill Woods Station Area Plan promotes the development of well designed public realm that includes streets, parks, plazas and open spaces that can be programmed for year-round use. The construction of the LRT provides for an opportunity to redesign and reconstruct 28 Avenue and a new north-south main street is planned and will accommodate transit, cars, pedestrians, and cyclists as illustrated with the new proposed roadway cross-sections on the presentation boards.

Comments:

- Strongly Agree**
- Agree**
- Neither Agree Nor Disagree**
- Disagree**
- Strongly Disagree**



Development Concept Illustrated

4. Land Use Precincts

The Mill Woods Station Area Plan has been organized into six (6) Land Use Precincts which identify where and how redevelopment and intensification would take place. Names for these precincts are: Transit Precinct; 28 Avenue Corridor; Mill Woods Town Centre; Hewes Way; Grey Nuns Precinct; and Neighbourhood Infill. Figure 1 shows the location of each precinct and the following table summarizes the proposed built form, height, and maximum density proposed for each precinct. Generally speaking, the Plan provides for greater housing choice with the greatest increase in heights and density proposed closest to the LRT Station.

- Strongly Agree
- Agree
- Neither Agree Nor Disagree
- Disagree
- Strongly Disagree

Land Use Precincts at a Glance

precinct	land use and frontage	maximum height	maximum FAR
Transit Precinct	LRT Station and Transit Centre, High rise apartments, Mixed-use commercial	18 storeys (68m)	7.0
28 Avenue Precinct	High rise apartments, Mixed-use commercial	14 storeys (53m)	7.0
Mill Woods Centre	Mixed-use commercial, Mid rise apartments	6 storeys (23m)	3.0
Hewes Way Precinct	Institutional and employment uses, High rise and mid rise apartments, Mixed-use commercial	6-14 storeys (23-53m)	6.0
Grey Nuns Hospital	Institutional and employment uses	6 storeys (23m)	3.0
Neighbourhood Infill	Mid rise and low apartments, Stacked row housing, Rowhousing	6 storeys (23m)	2.5

Comments:



Land Use Precincts

5. Built Form

The appropriate design and quality of new development is important in creating places where people want to work, live, and play. Key considerations in the built form include site design and building design. In the Mill Woods Station Area Plan site design considers sustainability, elder friendly / universal design, Crime Prevention Through Environmental Design (CPTED) and other urban design features, including a building's relationship and to the street. Regulation of the building design, scale, materials and other architectural features help to ensure the development of a quality place in the plan area.

Comments:

- Strongly Agree**
- Agree**
- Neither Agree Nor Disagree**
- Disagree**
- Strongly Disagree**

6. Implementation

Preparation and adoption of the Mill Woods Station Area Plan is the first step in implementing Transit Oriented Development in the plan area. Amendments have to be made to the Zoning Bylaw to reflect future land uses and recommended built form for the six (6) precincts described in the plan. Both public and private action plans will be required to develop the urban grid street pattern and public realm improvements identified in this plan. Some of the public realm improvements will be undertaken by the City and can be coordinated with reconstruction of streets to accommodate the LRT line, LRT Station, and Transit Centre. Other improvements may be accomplished through public/private partnerships or through development incentives such as a density bonusing system.

Comments:

- Strongly Agree**
- Agree**
- Neither Agree Nor Disagree**
- Disagree**
- Strongly Disagree**

7. Other General Comments

Comments:

Thank you for your participation!

For more information please contact:

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