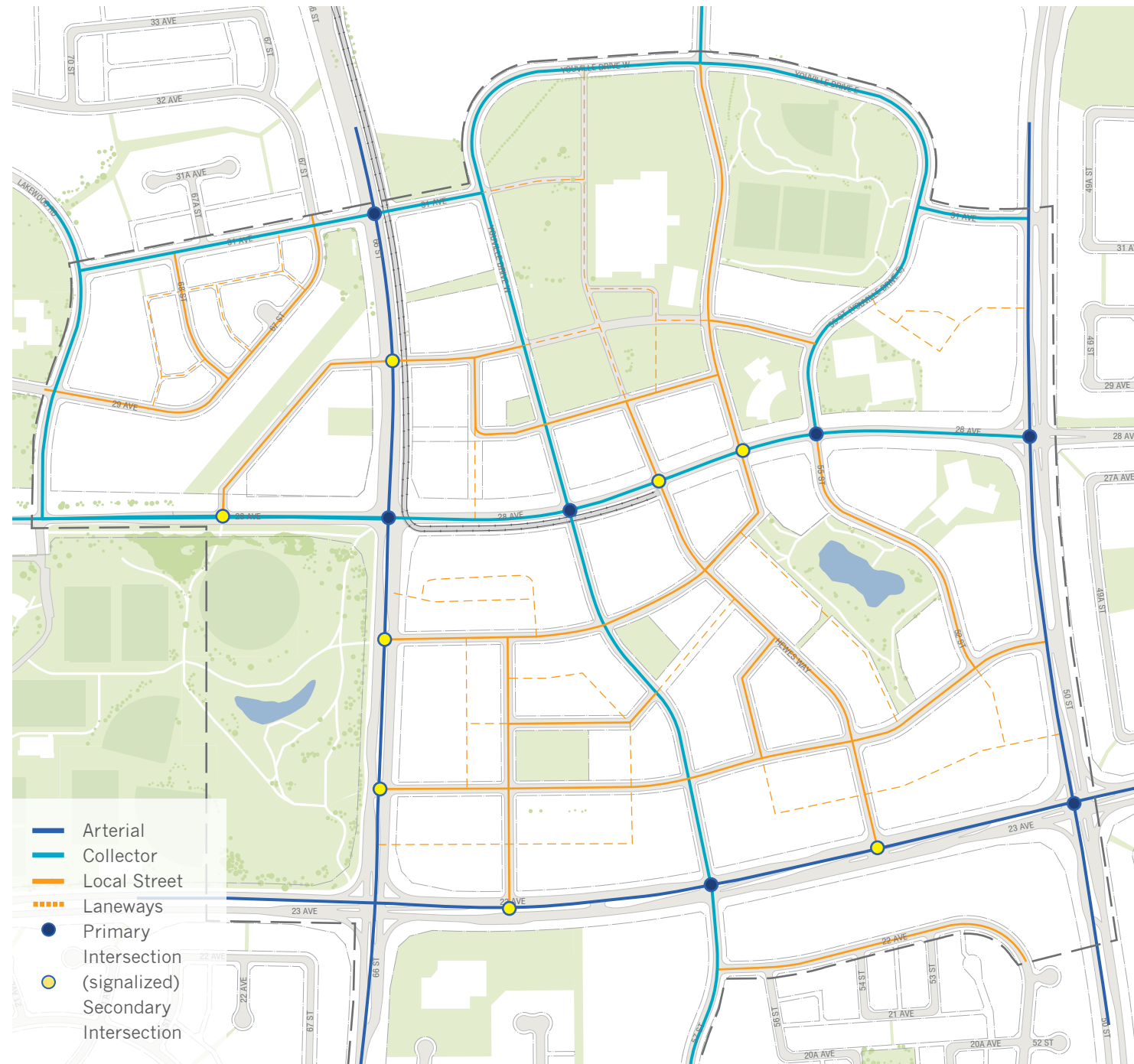


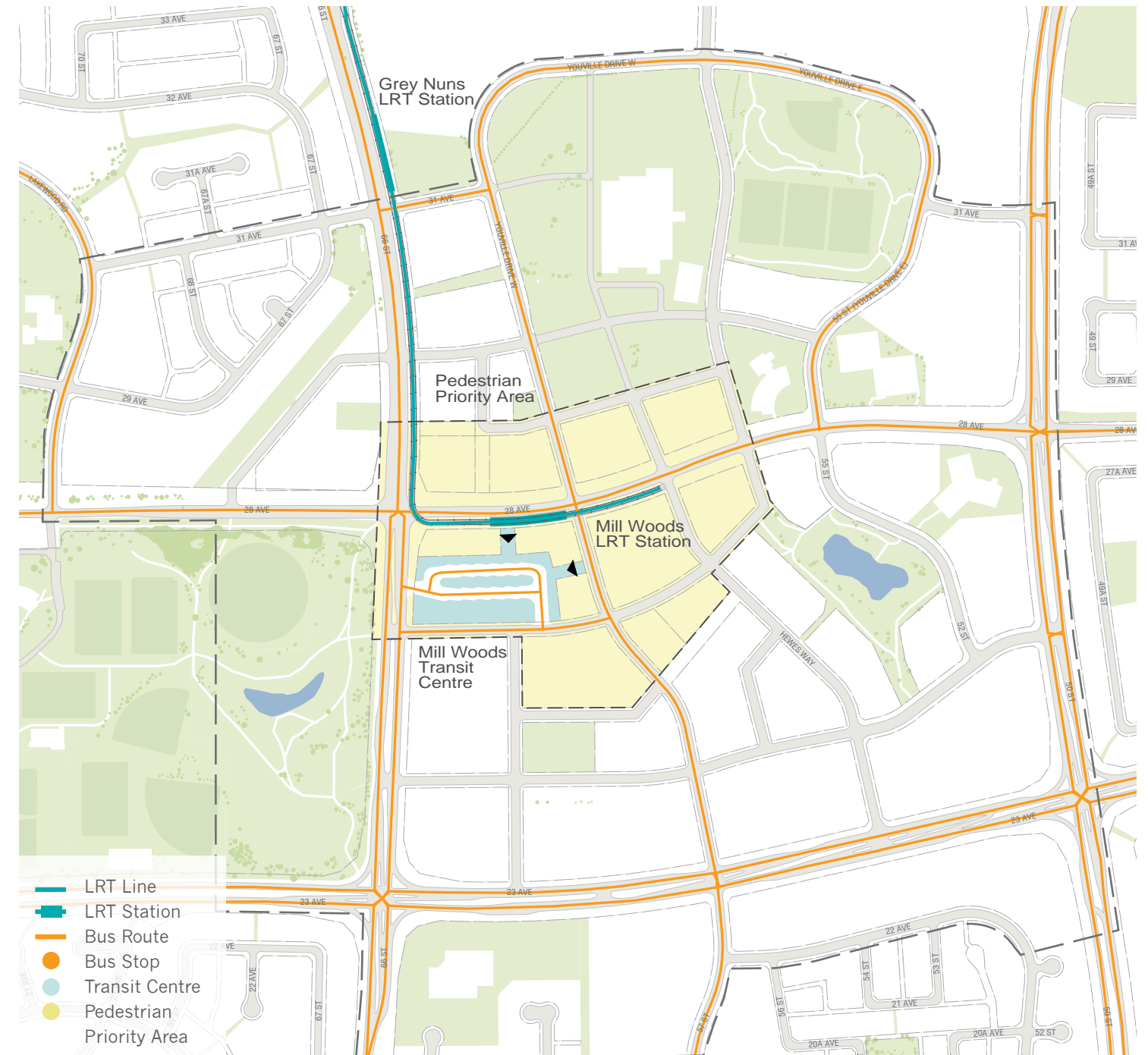
Access and Connectivity

Balanced Network of Streets



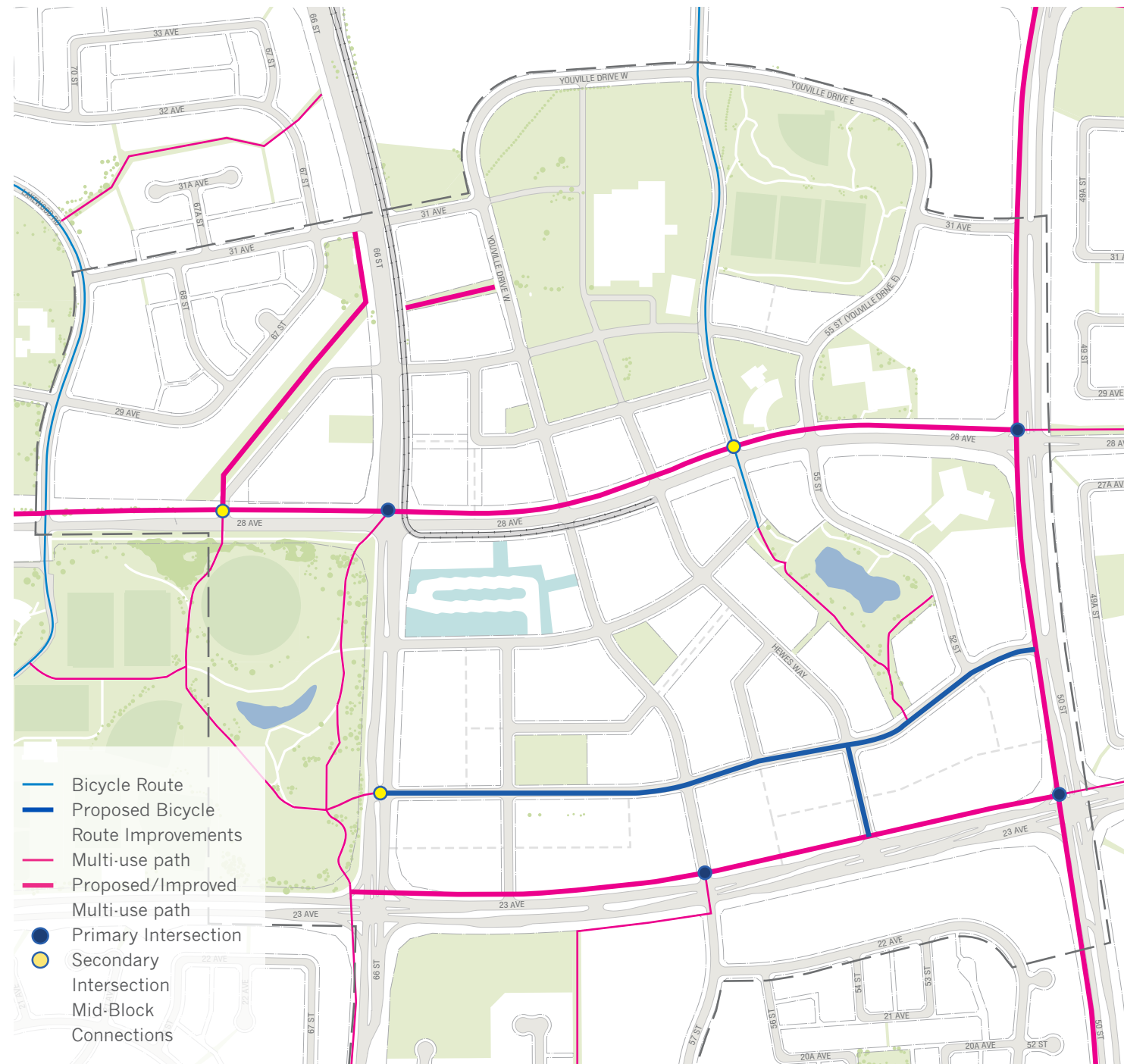
Access and Connectivity

Pedestrian Priority Area / Integrated Transit Block



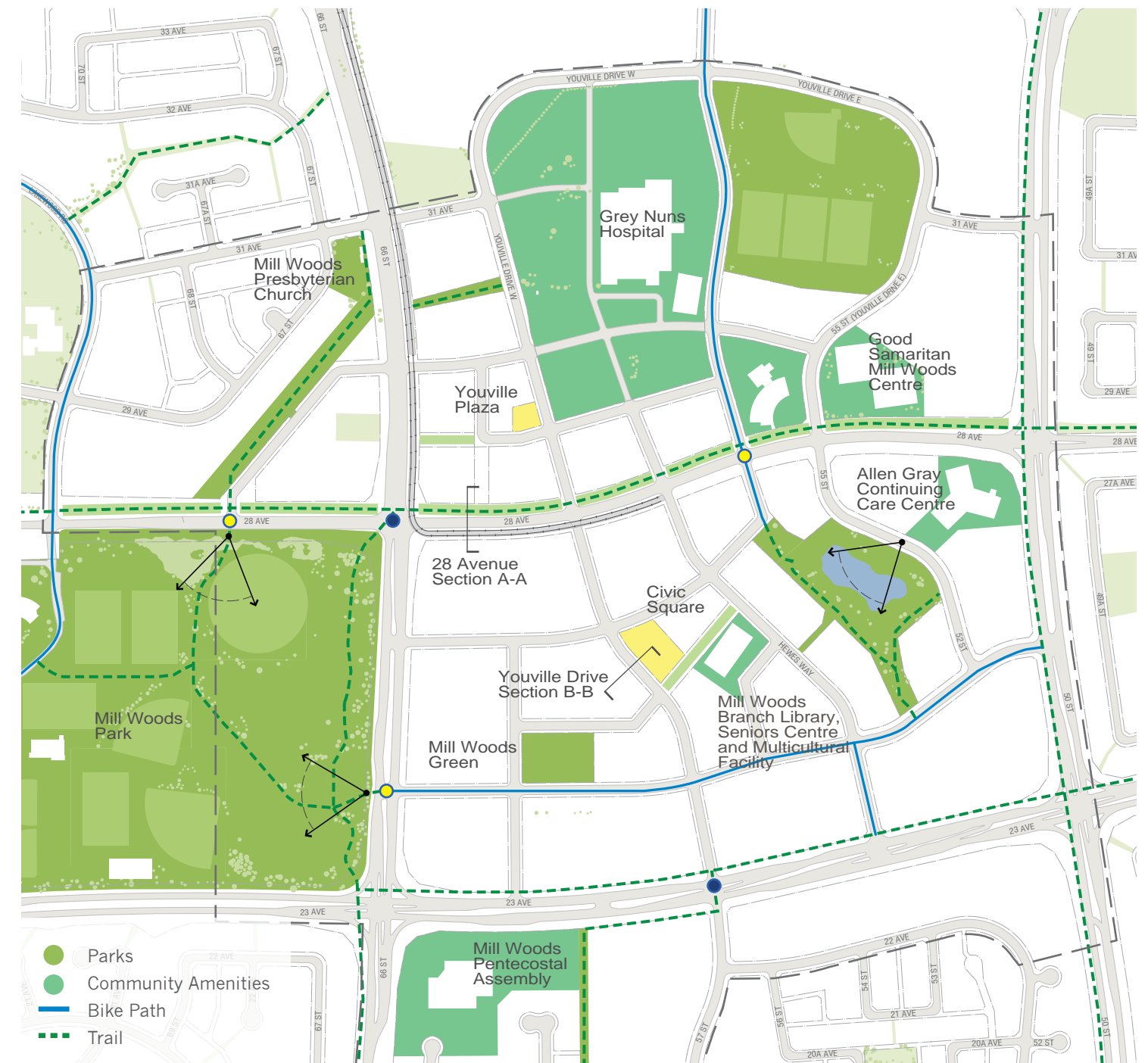
Access and Connectivity

Formalizing Active Transportation



Streets and Open Spaces

Diversifying the Public Spaces / Cultural Facilities



Rethinking the Main Streets

The following street cross sections capture the potential improvements proposed for the area's key main streets, 28 Avenue and Youville Drive.

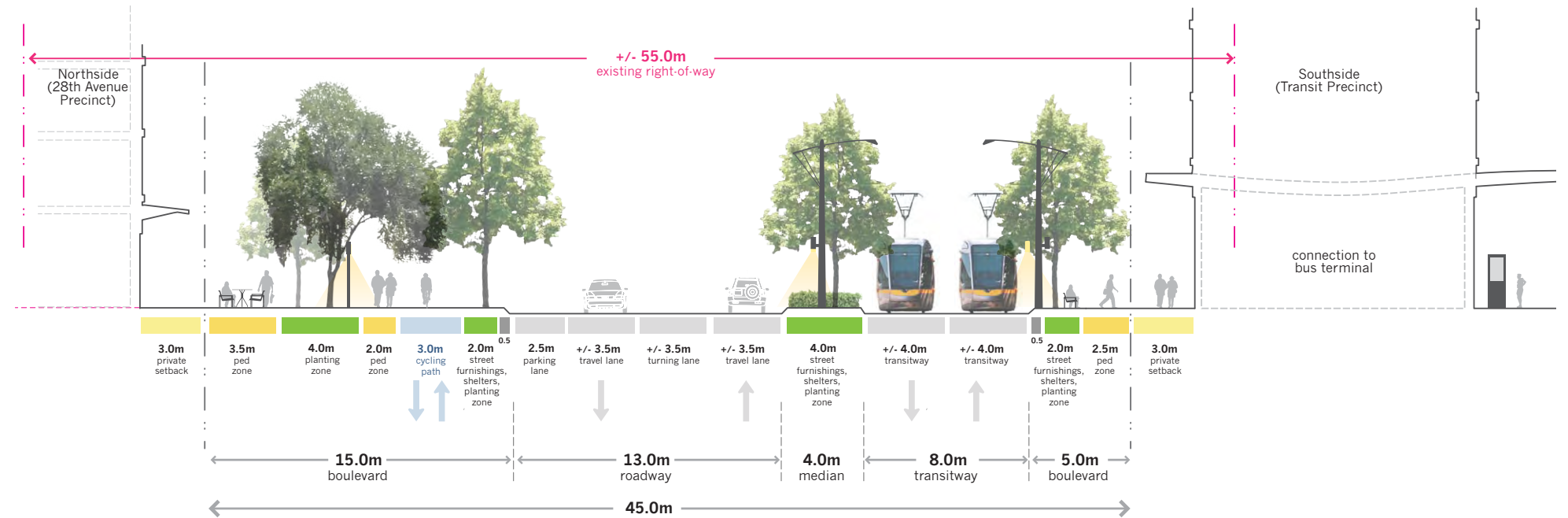
Redesign of 28 Avenue

28 Avenue will be redesigned as a complete street featuring a significant green spine with a shared use path and accommodating all forms of movement including LRT, pedestrians, cyclists and automobiles.



Youville Drive Realignment

A new north-south main street can be achieved through the realignment of Youville Drive north of 28 Avenue and its extension south to 23 Avenue to create a distinct pedestrian oriented commercial spine linking the entire station area.



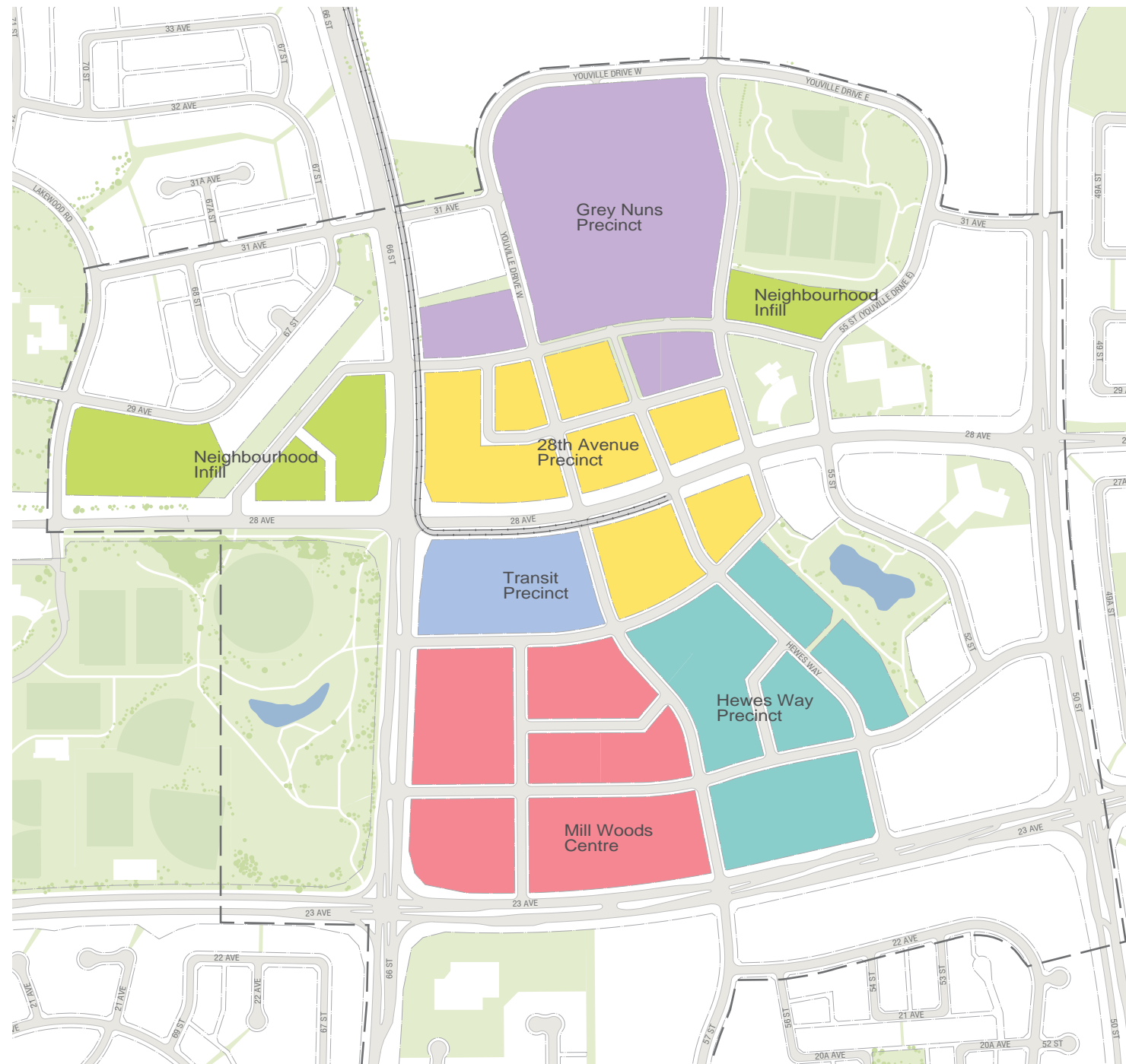
SECTION A-A 28th Avenue (typical condition)



SECTION B-B Youville Drive Extension (at civic square)

Development Opportunities

Development Opportunity Areas



Transit Precinct

This large parcel is immediately adjacent to the LRT station, and has been identified as the best location for the transit centre facility as it creates a short transfer distance between the bus and LRT systems and allows for the buses to circulate on periphery arterials to access the facility as opposed to using the local street network. The transit facilities should be comfortable, inviting and most importantly integrated with development whenever possible.

Modest Intervention
Land use: Mix of residential, employment and transit Uses
Built Form: max 15 storey at the corner of 28 Avenue and Youville Drive Extension, max 10 storey in remainder of precinct, ground floor retail opportunities along Youville Drive Extension, open transit centre facility with bus access off of 66 Street and new local street.
Other Improvements: Intersection along 66 Street relocated to align with new transit centre access, Pedestrian priority area

Greater Intervention
Land use: Mix of residential, commercial and transit Uses
Built Form: max 18 storey at the corner of 28 Avenue and Youville Drive Extension, max 14 storey in remainder of precinct, ground floor retail opportunities along Youville Drive Extension and 28 Avenue, covered transit centre facility with access points on 28 Avenue and Youville Drive.
Other Improvements: Intersection along 66 Street relocated to align with new local street and bus access points, Pedestrian priority area



28 Avenue Precinct

This precinct has excellent transit access and should feature the highest development densities to allow for maximum convenience and connectivity. Blocks will need to be highly connected and development forms permeable to maximize access to transit. Centered on a transit street (28 Avenue) and a main street (Youville Drive Extension) this precinct could accommodate a mix of uses and building forms.

Modest Intervention
Land use: Mix of residential and employment
Built Form: max 15 storey at the corner of 28 Avenue and Youville Drive Extension, max 10 storey in remainder of precinct, ground floor retail opportunities along Youville Drive Extension.
Other Improvements: Pedestrian priority area

Greater Intervention
Land use: Mix of residential and employment
Built Form: max 18 storey at the corner of 28 Avenue and Youville Drive Extension, max 14 storey in remainder of precinct, ground floor retail opportunities along Youville Drive Extension and 28 Avenue.
Other Improvements: Pedestrian priority area



Development Opportunities

Mill Woods Town Centre

The Mill Woods Town Centre Mall is a major destination in the area which is soon to be serviced by LRT. There is an opportunity for the Mall site to be transformed overtime into a more urban form of retail which would better respond to the Mall's changing context. This transformation could occur in phases and could see parts/all of the Mall reconfigured. A new retail edge will be along the area's new main street and incorporate mixed-use.

Modest Intervention

Land use: Commercial
Built Form: Max 4 storey throughout the precinct, enhancements to existing Mill Woods Shopping Centre - retail expansion with new entrances, facade improvements along Youville Drive Extension, new parking structure.

Greater Intervention

Land use: Mix of commercial and residential
Built Form: Max 14 storey along the new east-west local street at the north of the precinct, max 6 storey in remainder of precinct, new parking structure.
Other Improvements: Improved park access with the introduction of signalized pedestrian crossing at 66 Street, retail plaza.



Neighbourhood Infill

These three areas represent sizable residential potential and their location creates an opportunity to introduce lower-scale residential forms which transition into the existing surrounding neighbourhoods. These areas are generally in single ownership, which will make future redevelopment more efficient. The eastern parcel represents a vacant site identified by the First Place Program, whereas the western parcel consists of two generous underutilized parcels.

Modest Intervention

Land use: Residential
Built Form: Max 4 storey throughout the precinct, townhouses, stacked townhouses and low rise apartment forms.
Other Improvements: linear park

Greater Intervention

Land use: Residential
Built Form: Max 4 storey throughout the precinct with the exception of a max of 6 storeys for sites along 66 Street, townhouses, stacked townhouses and low rise apartment forms.
Other Improvements: new street connections along the utility corridor will improve site accessibility issues of western opportunity area.
Other Improvements: linear park with a pedestrian crossing at 28 Avenue



Hewes Way Precinct

The opportunity for additional employment in this precinct has been identified on sites along Hewes Way and the 25 Avenue extension. Recent investment in office buildings along the stormwater pond create a unique condition which could be continued. This precinct is easily accessible by transit (close proximity to LRT and bus facilities) as well as by car from 23 Avenue and 50 Street.

Modest Intervention

Land use: Mix of employment and residential
Built Form: Max 6 storey throughout the precinct, ground floor retail opportunities along Youville Drive Extension, parking structure lined with retail at grade.

Greater Intervention

Land use: Mix of employment and residential
Built Form: Max 6 storey throughout the precinct, ground floor retail opportunities along Youville Drive Extension, parking structure lined with retail at grade.



Grey Nuns Precinct

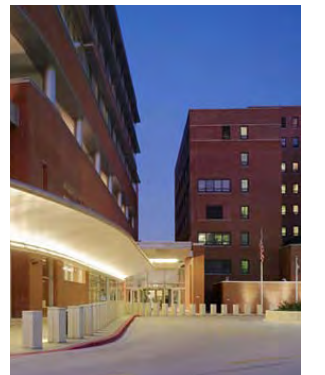
The Grey Nuns Hospital is a major anchor in the station area and with access to both new LRT station, the Hospital will be well positioned for growth. The future expansion of its facilities, the need to accommodate and/or be in close proximity to residential and retail uses for its staff and visitors as well as the need to create a strong relationship between the LRT and the Hospital have been factored into the concept.

Modest Intervention

Land use: Mix of institutional, employment and residential
Built Form: Max 10 storey along the new east-west local street at the south of the precinct, max 6 storey in remainder of precinct, opportunity for ground floor retail along Youville Drive Extension.
Other Improvements: central lawn

Greater Intervention

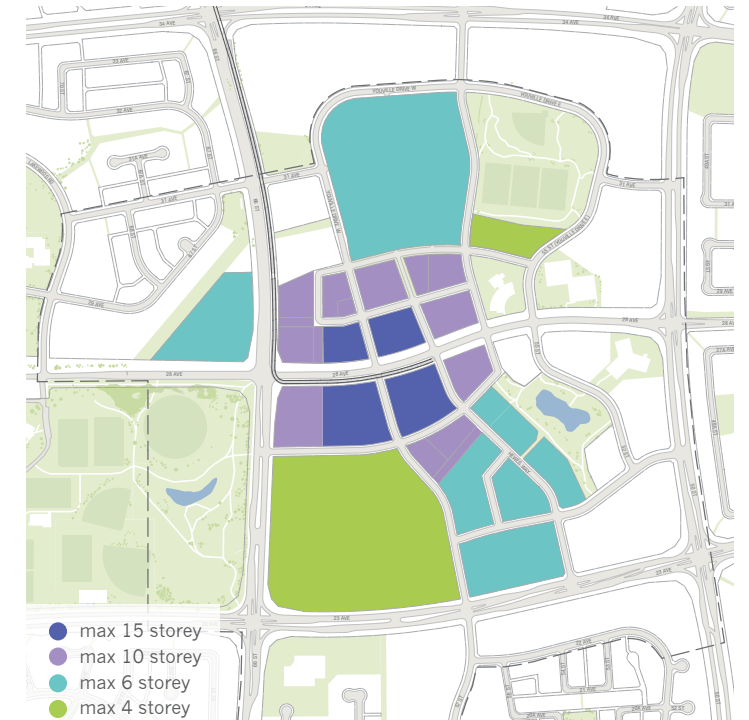
Land use: Mix of institutional, employment and residential
Built Form: Max 14 storey along the new east-west local street at the south of the precinct, max 6 storey in remainder of precinct, ground floor retail opportunities along Youville Drive Extension.
Other Improvements: Grey Nuns Central Lawn



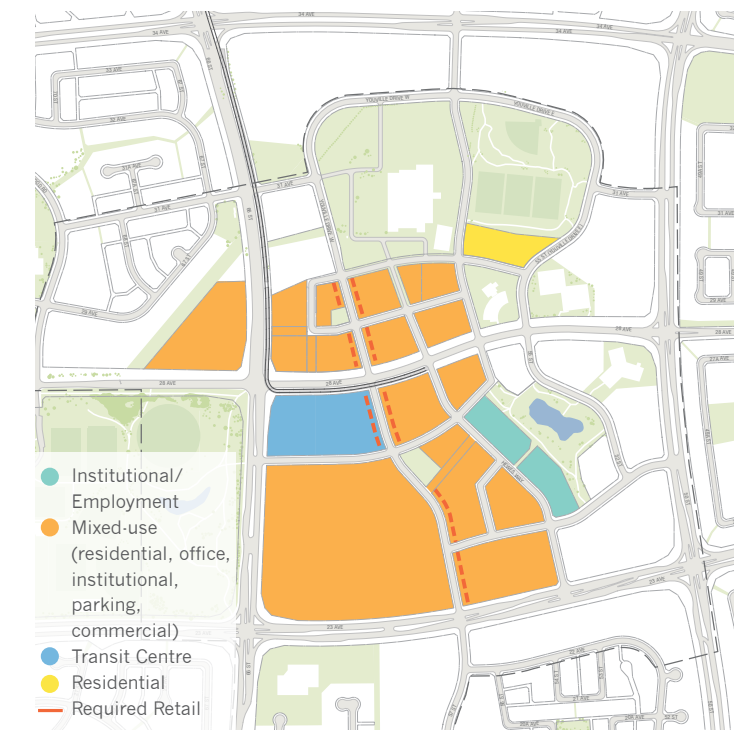
Concept A - Modest Level of Intervention



Building Height Strategy



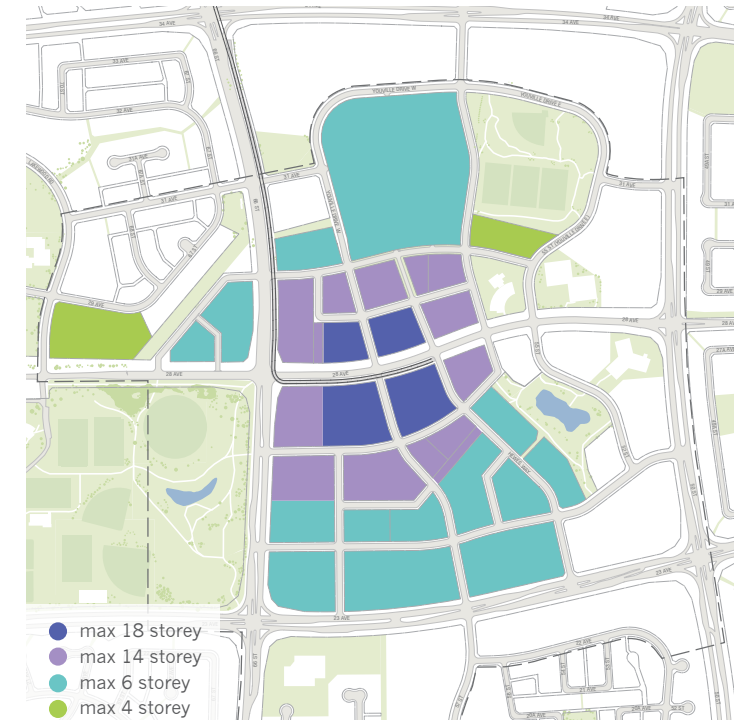
Land Use Strategy



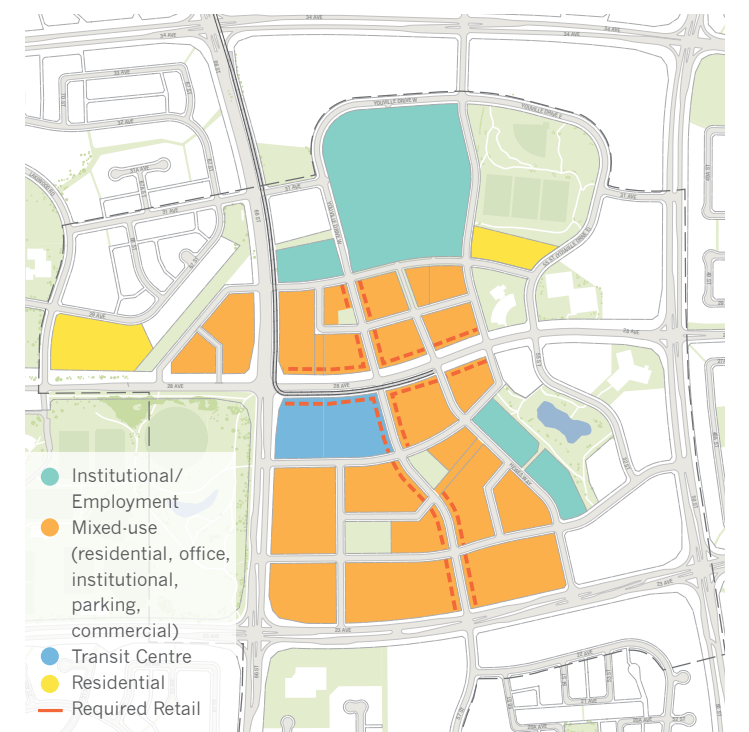
Concept B - Greater Level of Intervention



Building Height Strategy



Land Use Strategy



Development Typologies

Key Definitions

Building Heights

Low Rise Building/ A building 2 to 4 storeys in height

Mid Rise Building/ A building 5 to 8 storeys in height

High Rise Building/ A building 9 or more storeys in height

Garage and Garden Suites

A small house at the rear of a lot near the lane which may include both a dwelling unit and parking uses. Garage Suites are above or attached to a detached garage, whereas a garden suite is a self contained dwelling.

Townhouses or Row Housing

A two to three storey building with multiple units that share a wall, or two walls, with a neighbouring housing unit. These forms do not have neighbouring units above or below them.

Stacked Townhouses

A three to four storey building with multiple units stacked two deep either vertically or horizontally.

Live-Work Units

A three or four storey building which consists of multiple units with commercial/office components at grade and residential components above.

Mixed-Use Building

A building which consists of a mix of commercial and/or office uses at the base of the building and residential uses above. The residential dwelling units typically consist of a series of apartment or condo units that are accessed via a central lobby, elevator(s) and corridor(s).

Low Rise Building Forms



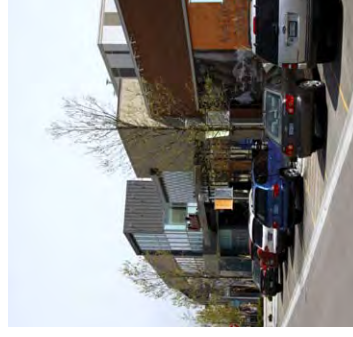
2 storey garden suite



2 storey townhouse house



2 storey mixed use building



2 storey commercial building



2 storey commercial building



3 storey townhouse



3 storey mixed use building



3 storey live-work units



3 storey office building



4 storey stacked townhouse



4 storey residential building



4 storey residential building



4 storey residential building

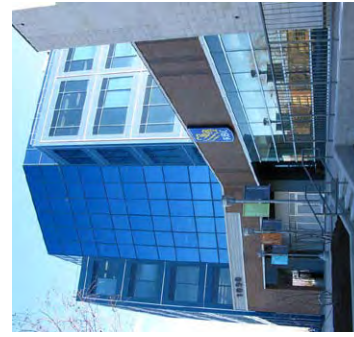


4 storey mixed use building



4 storey office building

Mid Rise Building Forms



6 storey office building



6 storey mixed-use building



7 storey residential building



7 storey residential building



8 storey mixed use building



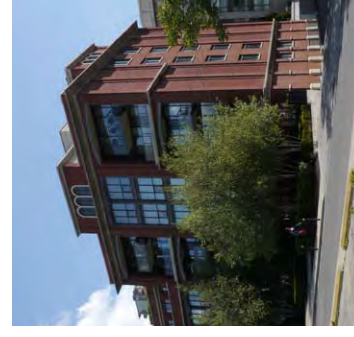
8 storey residential building



5 storey residential building



5 storey office building



6 storey residential building

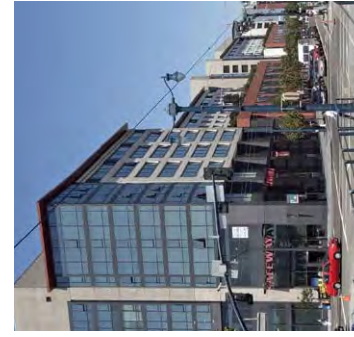


6 storey mixed use building

High Rise Building Forms



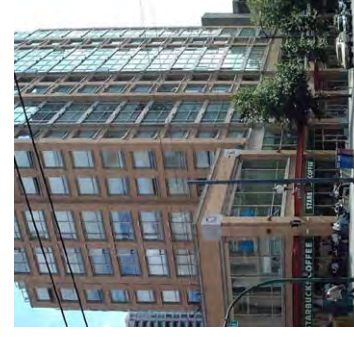
9 storey mixed-use building



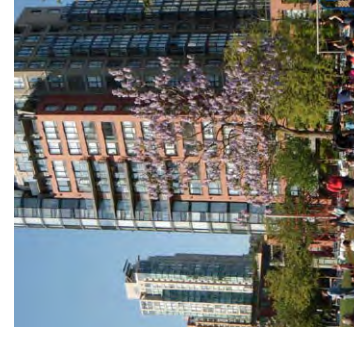
10 storey mixed use building



12 storey residential building



14 storey mixed use building



16 storey residential building