

The Station Area



Mill Woods will be an enhanced neighbourhood station type



Ongoing investments in community resources and amenities



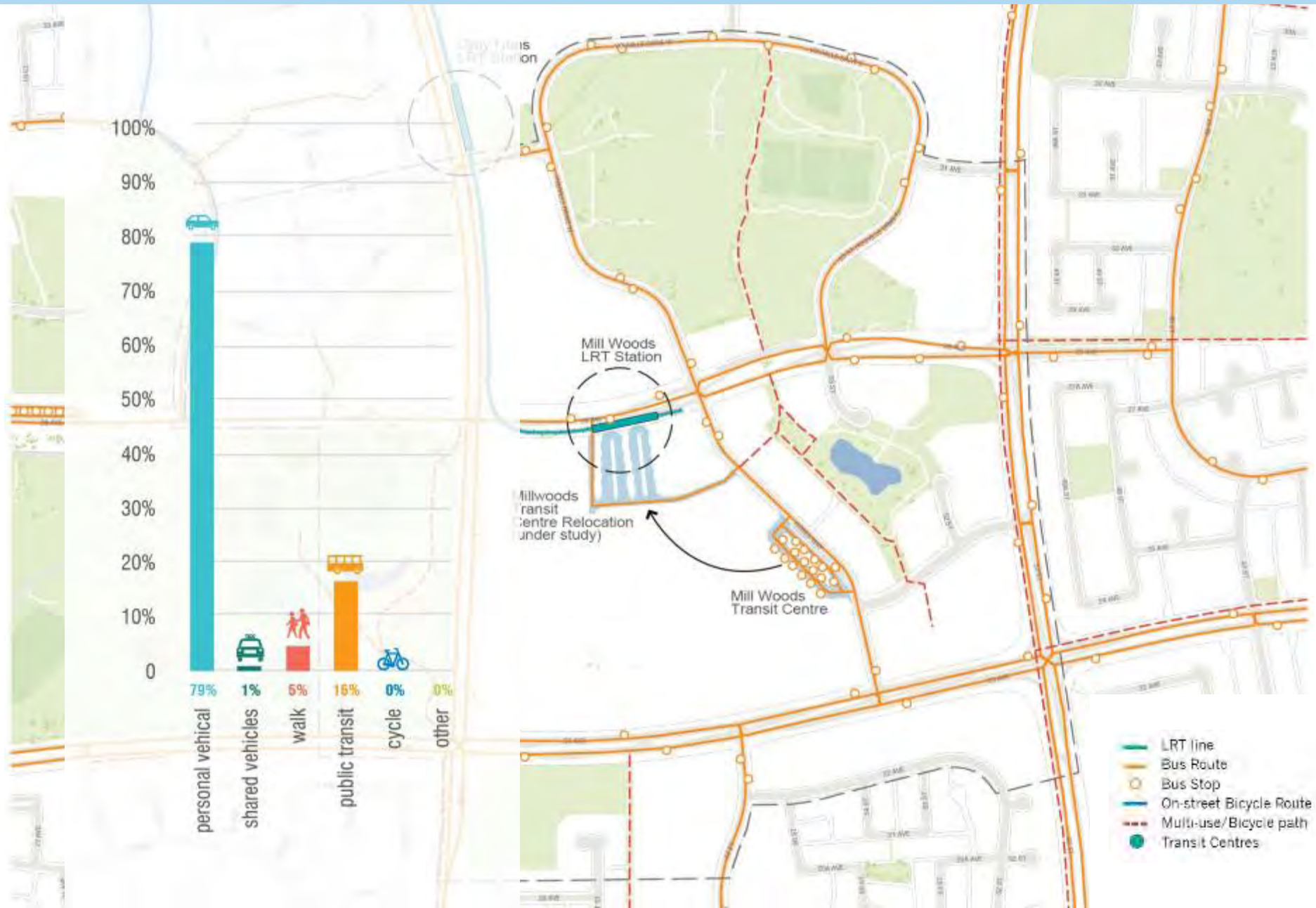
The area has a strong retail presence and acts as a hub for the community



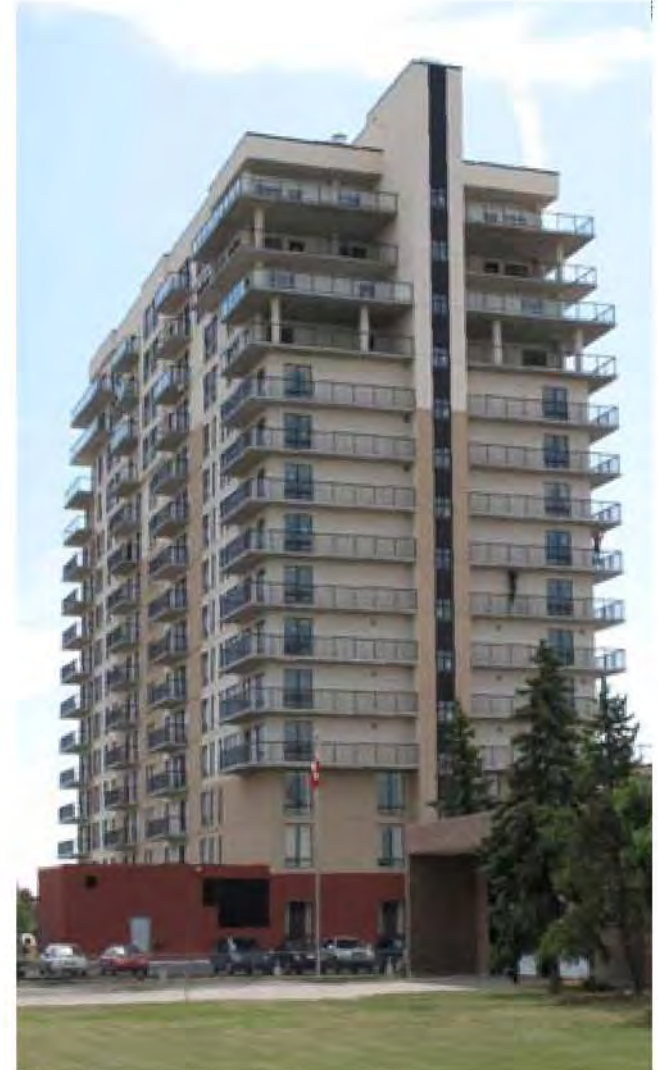
Today, Mill Woods functions as a transit centre and this function will be expanded with LRT development



The LRT Station is proposed for 28th Avenue



A mix of uses and a variety of building typologies



Several underutilized sites present opportunities for redevelopment



What we heard at Workshop #1





The first public workshop was held November 23 2011 at Lakewood Community Hall. A total of 34 attended the workshop which included a presentation of consultant team analysis and findings as well as break-out group discussions focused to your thoughts on the existing community and its evolution over the long-term.

1. What do people like about the neighbourhood?

- People like the great access to shops, employment and medical facilities.



1. What do people like about the neighbourhood?

- The great recreational opportunities in the area with nearby recreation centre and park spaces.



1. What do people like about the neighbourhood?

- People like the proposed Library and Seniors Centre



1. What do people like about the neighbourhood?

- People feel the area has good access to public transit system



2. What do people dislike about the neighbourhood?

- People generally disliked the disconnected trails, missing sidewalks, large distances between uses make pedestrian and bicycle movement around the area difficult and uninviting



2. What do people dislike about the neighbourhood?

- People disliked the significant traffic congestion along 28 Avenue



2. What do people dislike about the neighbourhood?

- People disliked the poor lighting and limited access along the utility corridor which is often used by pedestrians to get around the community



We asked people about AREAS OF STABILITY, places where significant change is not appropriate



3. What areas would people like to see undergo minimal change?

- People felt it was important to preserve the existing park spaces



3. What areas would people like to see undergo minimal change?

- People would like to see adequate parking for businesses and potential park-and-ride for transit users by retaining parking or developing parkades



We asked people about AREAS OF CHANGE, places that should or may change over time.



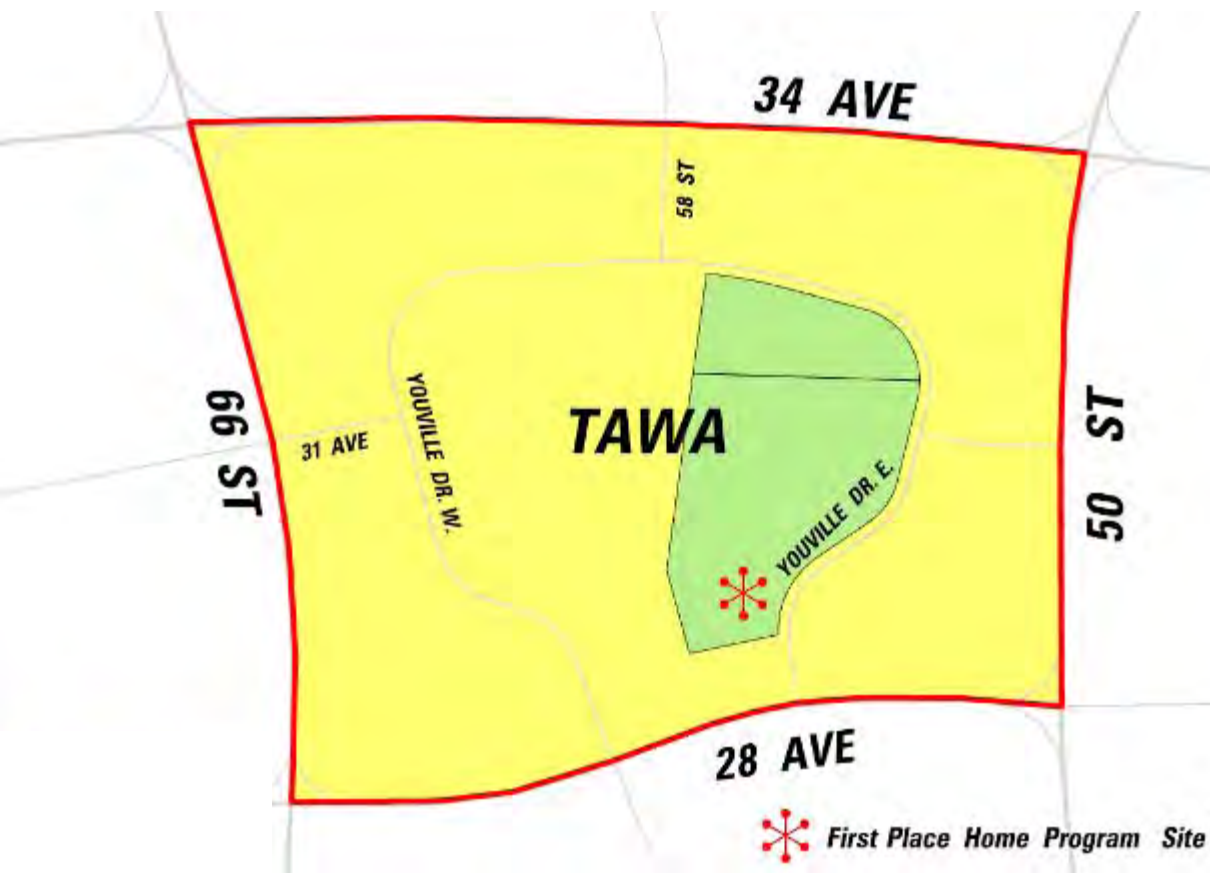
4. What areas do people think may change overtime?

- Once the current transit centre has relocated, people would generally like to see the site undergo redevelopment
- People would generally like to see a concentration of transit and civic uses at the core of the neighbourhood



4. What areas do people think may change overtime?

- The development of the First Place Home Program site will provide for affordable housing options in this community.



4. What areas do people think may change overtime?

- The redevelopment of the Mill Woods Town Centre overtime may take on various forms of commercial development



4. What areas do people think may change overtime?

- The intensification of the Grey Nuns Hospital site will likely continue to occur overtime



5. How do people think the station area should evolve

- People indicated that they would like to see the station area develop into a small “downtown” for this community, with higher density residential and commercial development



5. How do people think the station area should evolve

- People felt it was important that the future transit services (LRT station and transit centre) be easy to access, well integrated into the fabric of the neighbourhood and should have public amenities like washrooms facilities.



5. How do people think the station area should evolve

- People would like to see new commercial uses such as additional restaurants or a movie theatre



5. How do people think the station area should evolve

- With the substantial employment in area (Grey Nuns Hospital, Seniors Care Facilities, etc.) there is a need for workforce housing, both rental and ownership



5. How do people think the station area should evolve

- People would like to see a variety of all season recreation choices (skating/cross country skiing, biking, walking, soccer, baseball fields) and the introduction of smaller scale social gathering spaces



5. How do people think the station area should evolve

- The area should be made more pedestrian and cycle friendly by adding sidewalks, crosswalks and crossing signals and bicycle parking



5. How do people think the station area should evolve

- Considering the large seniors population in this area, people feel the elder-friendly design of public spaces and the consideration of Crime Prevention through Environmental Design (CPTED) is important

