

# Draft Vision and Principles



# The Draft Station Area Principles

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



# The Draft Station Area Principles

**Enhance mobility choices.**





# The Draft Station Area Principles

**Improve the public realm and focus on enhanced placemaking.**



# The Draft Station Area Principles

**Strive for a more complete community.**





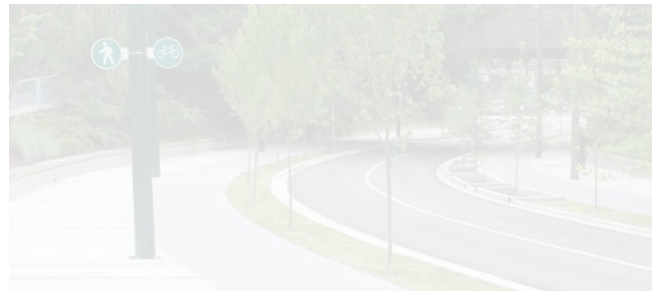
# The Draft Station Area Principles

**Pursue design excellence.**



# The Draft Station Area Principles

**Encourage environmentally sustainable neighbourhood design.**



## The **Vision for the Mill Woods Station Area:**

The station area will evolve as a more complete and walkable community offering a range of residential, employment and civic uses, as well a range of open spaces. The station area anticipates the new LRT station and Transit Centre which are easily accessible and integrated.



# Towards a Station Area Framework



The framework is built around **three complementary components**, each containing a bundle of initiatives that address different issues facing the Station Area today. The three components are:

## Access and Connectivity



## Streets and Open Space



## Development Opportunity



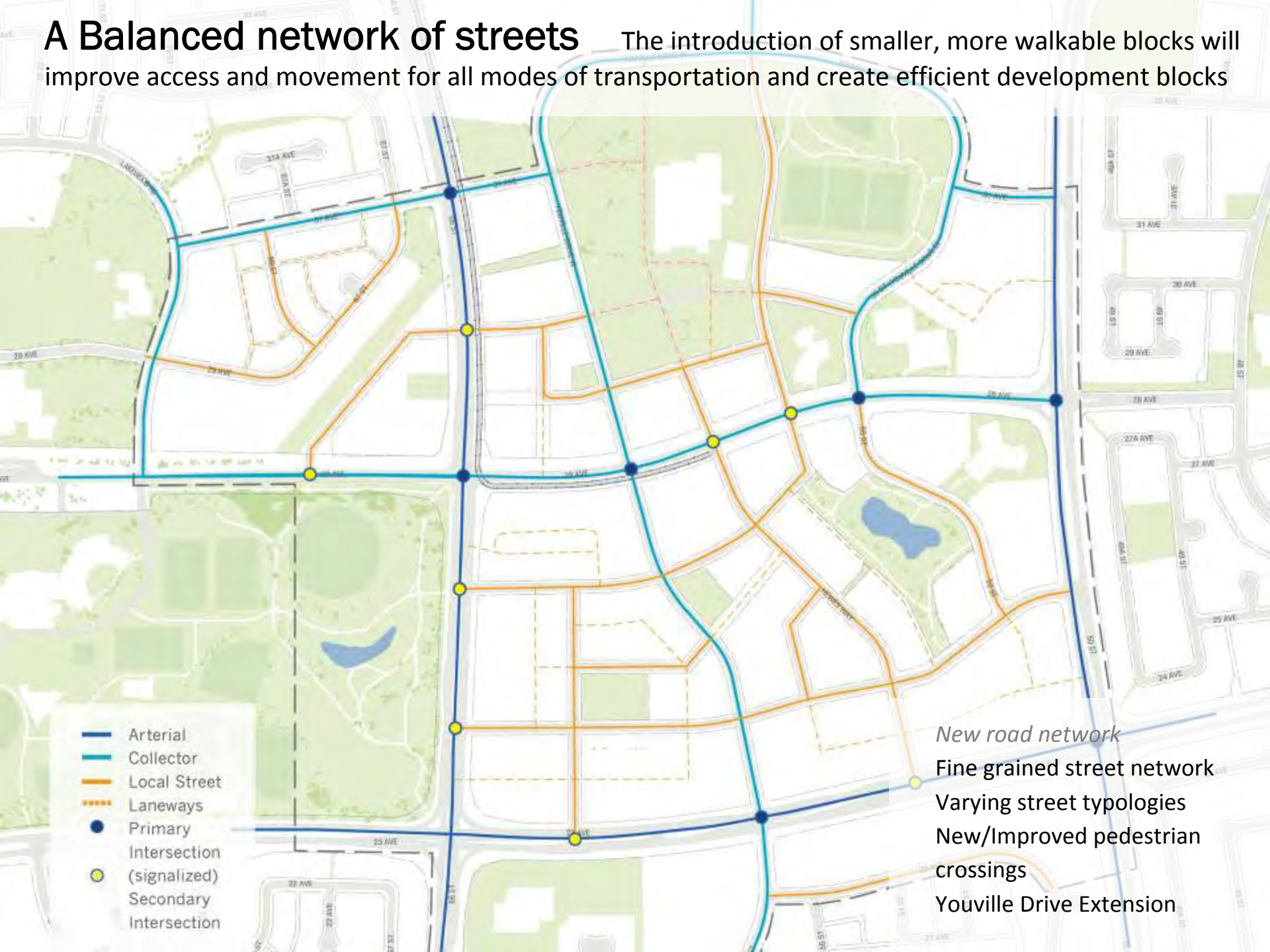
# Access and Connectivity





# A Balanced network of streets

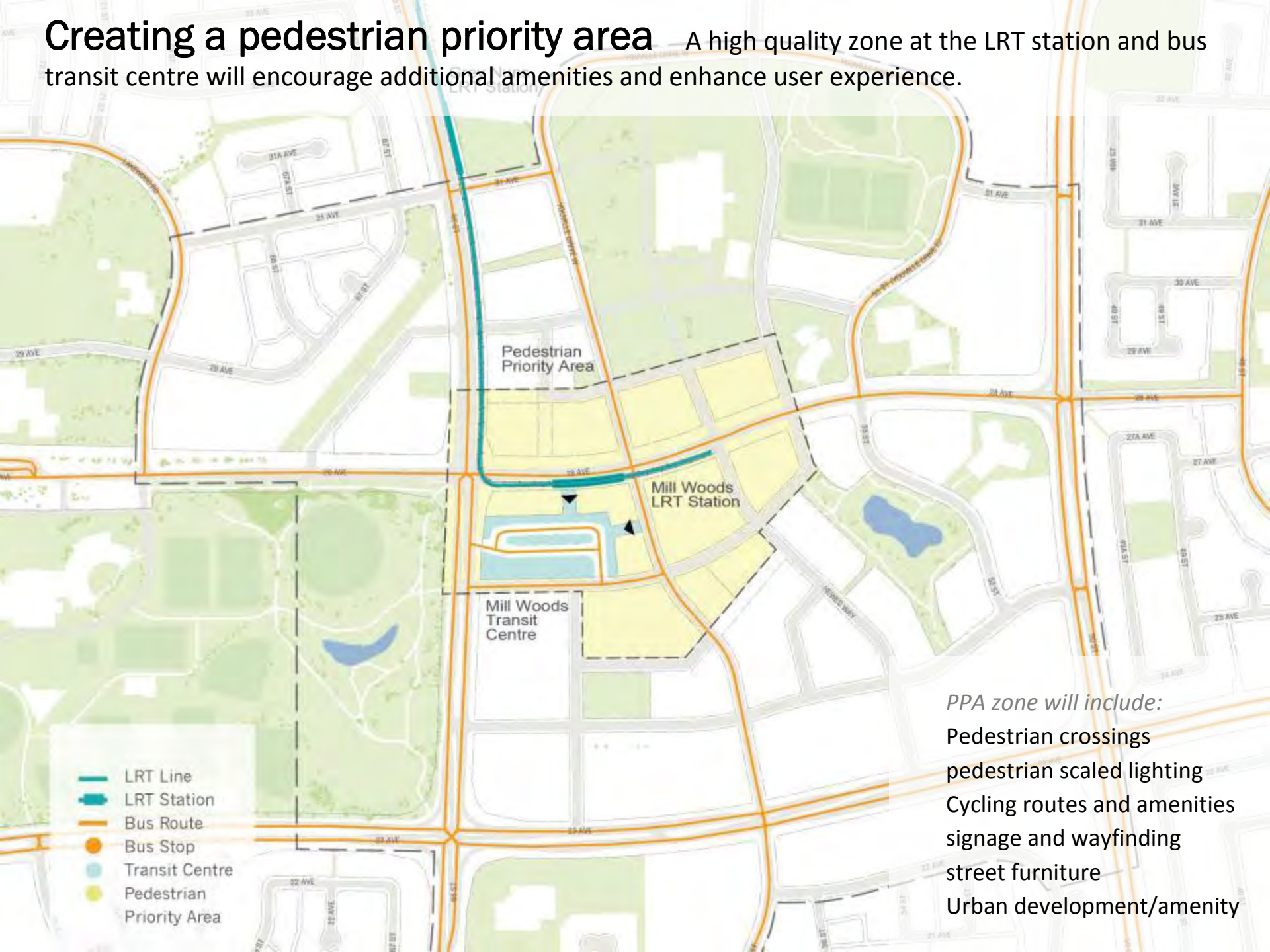
The introduction of smaller, more walkable blocks will improve access and movement for all modes of transportation and create efficient development blocks



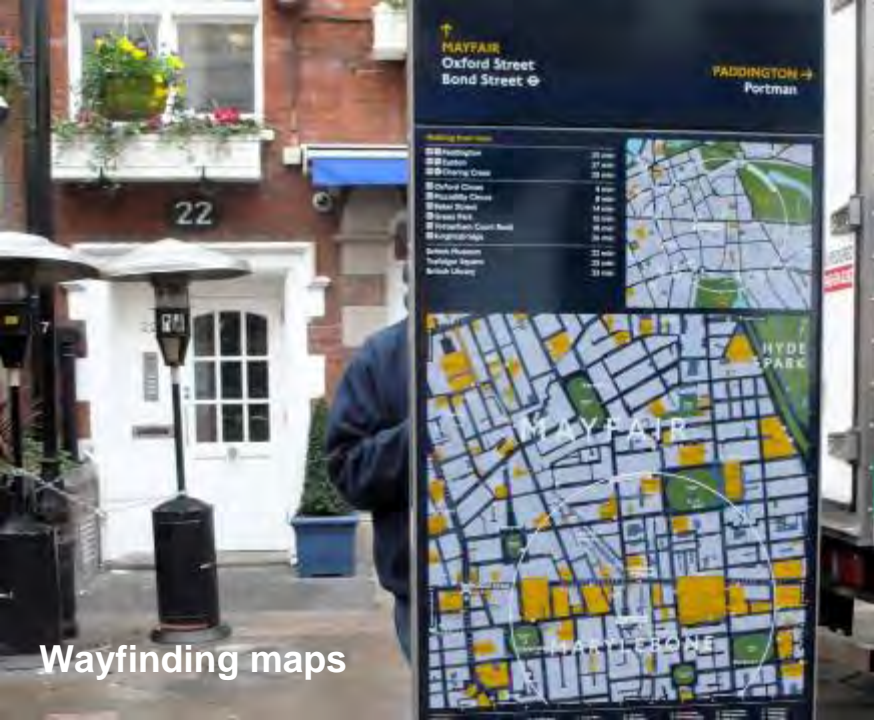
- Arterial
- Collector
- Local Street
- Laneways
- Primary Intersection
- Secondary Intersection (signalized)
- Secondary Intersection

*New road network*  
Fine grained street network  
Varying street typologies  
New/Improved pedestrian crossings  
Youville Drive Extension

**Creating a pedestrian priority area** – A high quality zone at the LRT station and bus transit centre will encourage additional amenities and enhance user experience.







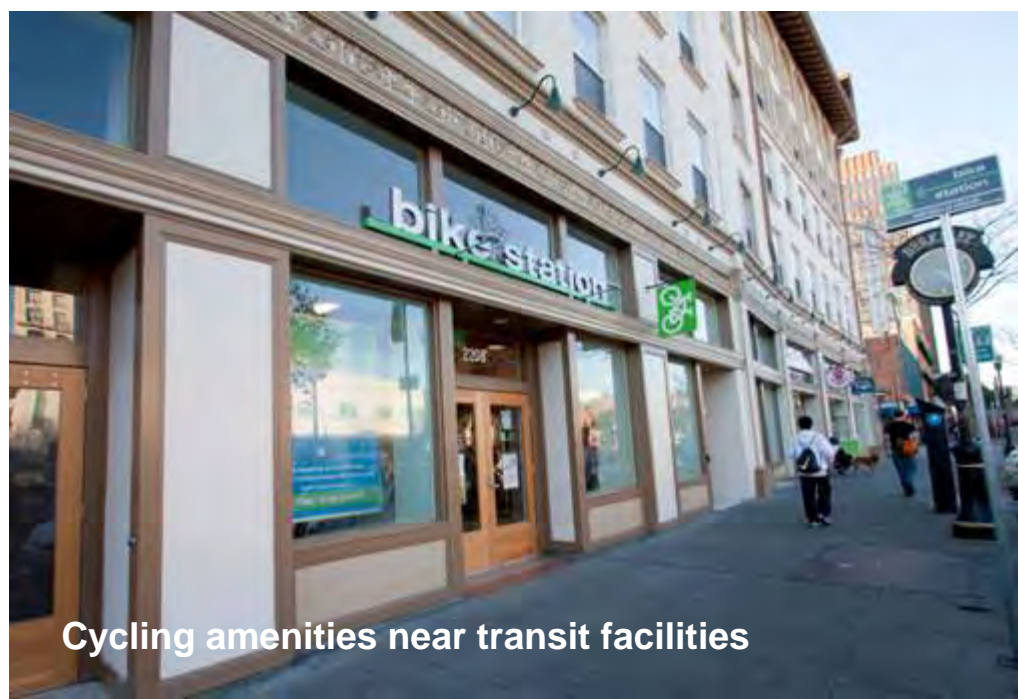
Wayfinding maps



Accessible and inviting transit centre



high quality public realm

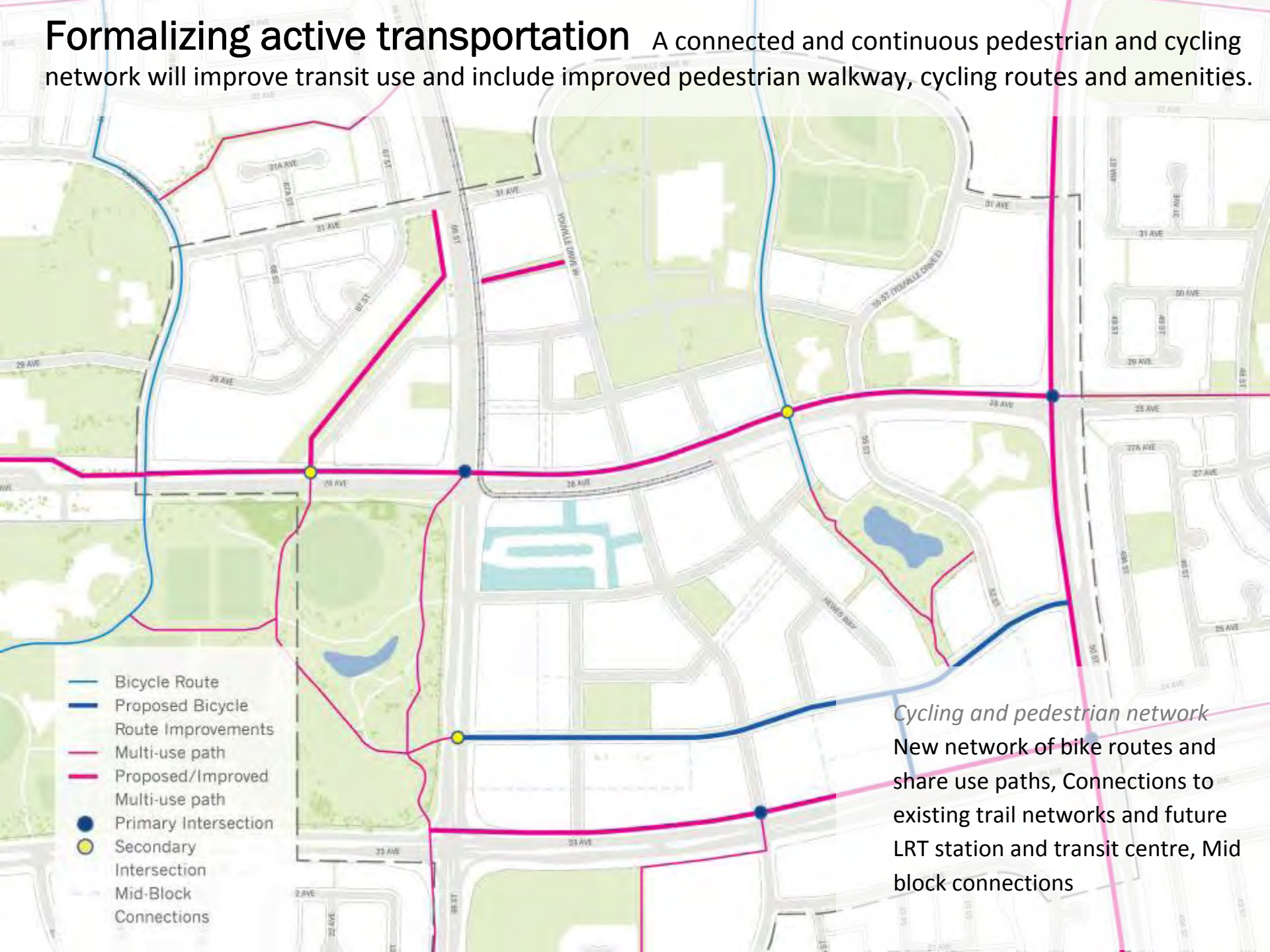


Cycling amenities near transit facilities



# Formalizing active transportation

A connected and continuous pedestrian and cycling network will improve transit use and include improved pedestrian walkway, cycling routes and amenities.



- Bicycle Route
- Proposed Bicycle Route Improvements
- Multi-use path
- Proposed/Improved Multi-use path
- Primary Intersection
- Secondary Intersection
- Mid-Block Connections

*Cycling and pedestrian network*  
New network of bike routes and share use paths, Connections to existing trail networks and future LRT station and transit centre, Mid block connections





New, well connected cycling routes



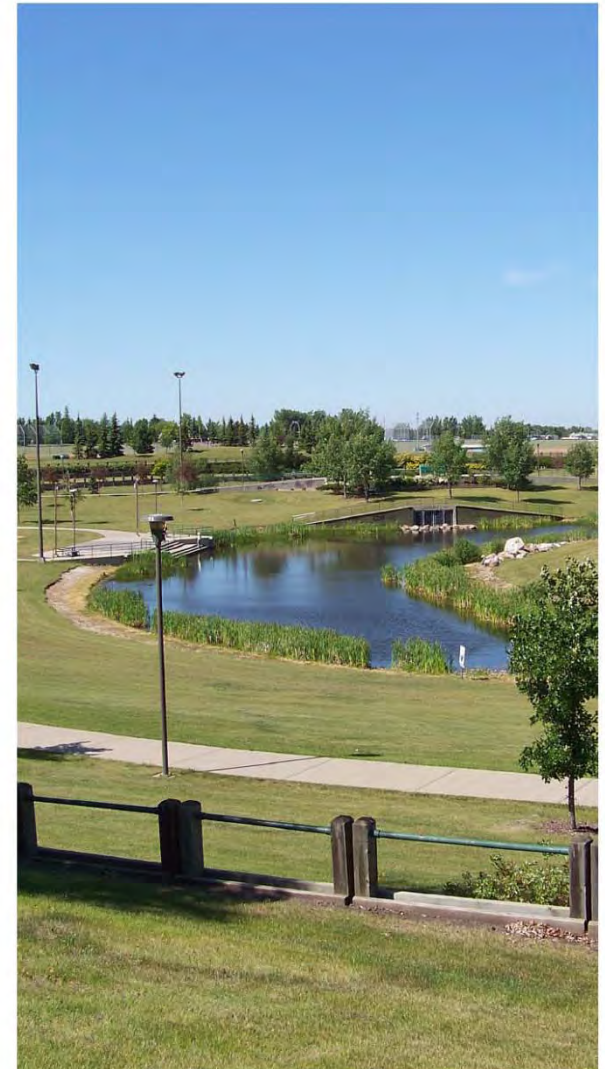
High quality boulevard design



Convenient mid block connections



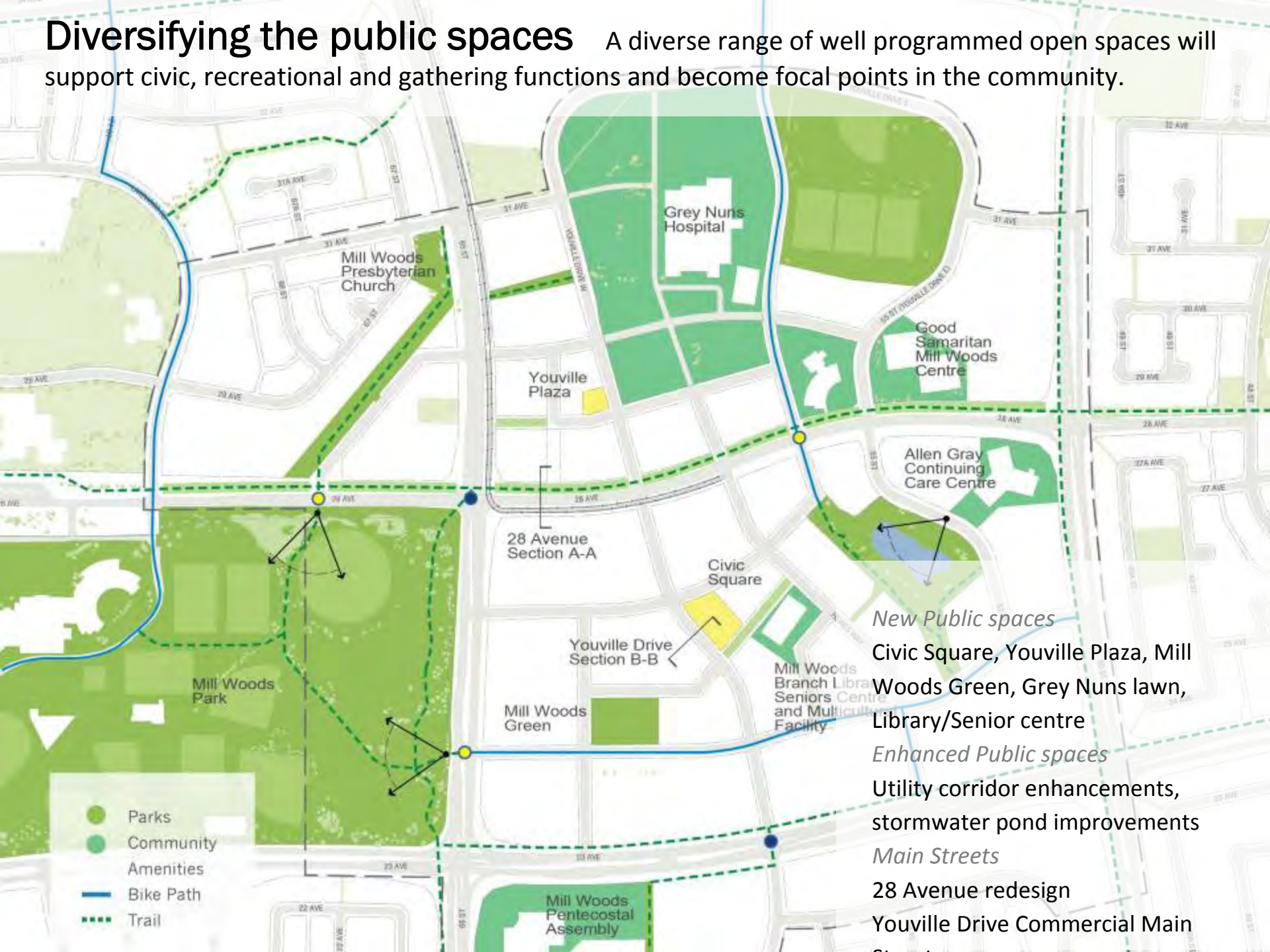
# Streets and Open Space





# Diversifying the public spaces

A diverse range of well programmed open spaces will support civic, recreational and gathering functions and become focal points in the community.



## *New Public spaces*

Civic Square, Youville Plaza, Mill Woods Green, Grey Nuns lawn, Library/Senior centre

## *Enhanced Public spaces*

Utility corridor enhancements, stormwater pond improvements

## *Main Streets*

28 Avenue redesign  
Youville Drive Commercial Main



A new civic square



Stormwater enhancements

A new Youville Plaza





# Creating Main Streets

The improvement of the area's main streets will create attractive and distinct streetscapes, enhance the area's image and complement future development.



Youville Drive



28<sup>th</sup> Avenue

# Creating Main Streets

28<sup>th</sup> Avenue looking east





# Creating Main Streets

A redesigned 28 Avenue with a green spine, shared use path which accommodates LRT, pedestrian, vehicular and bicycle movements



## Improvements

- Green spine with shared use path
- New LRT corridor
- Parking on north side
- Planted median

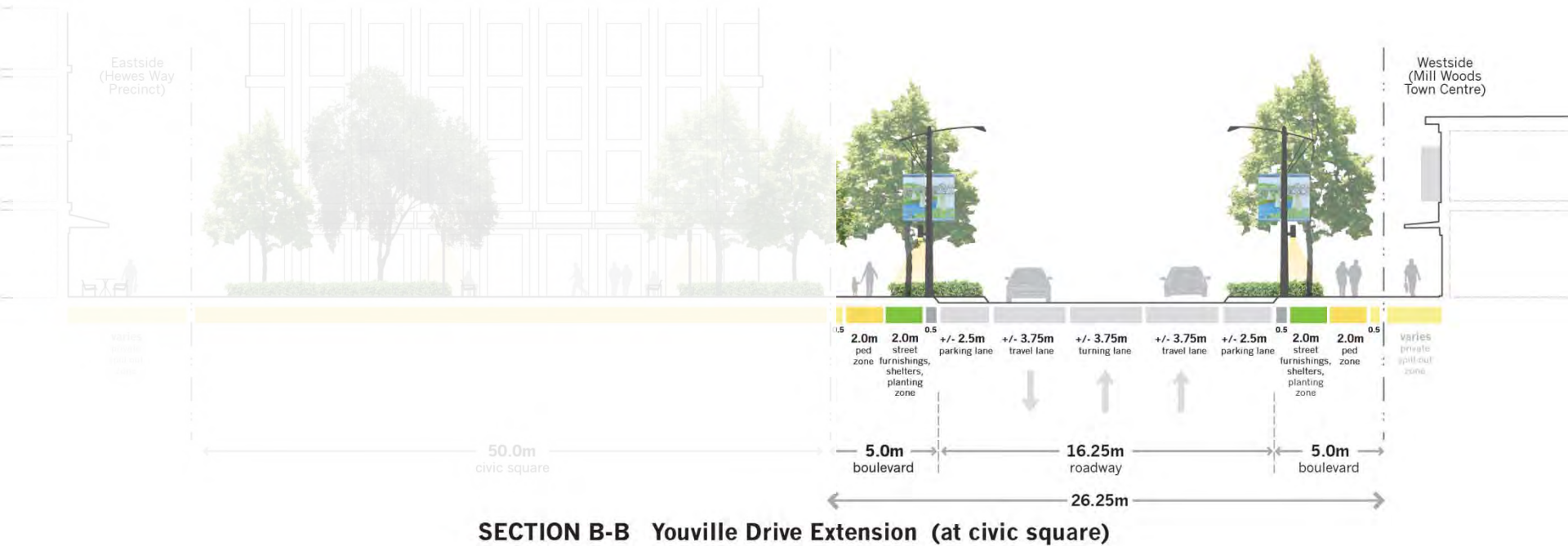
# Creating Main Streets





# Creating Main Streets

A realigned Youville Drive will create a distinct north-south pedestrian oriented commercial street which links the entire station area.

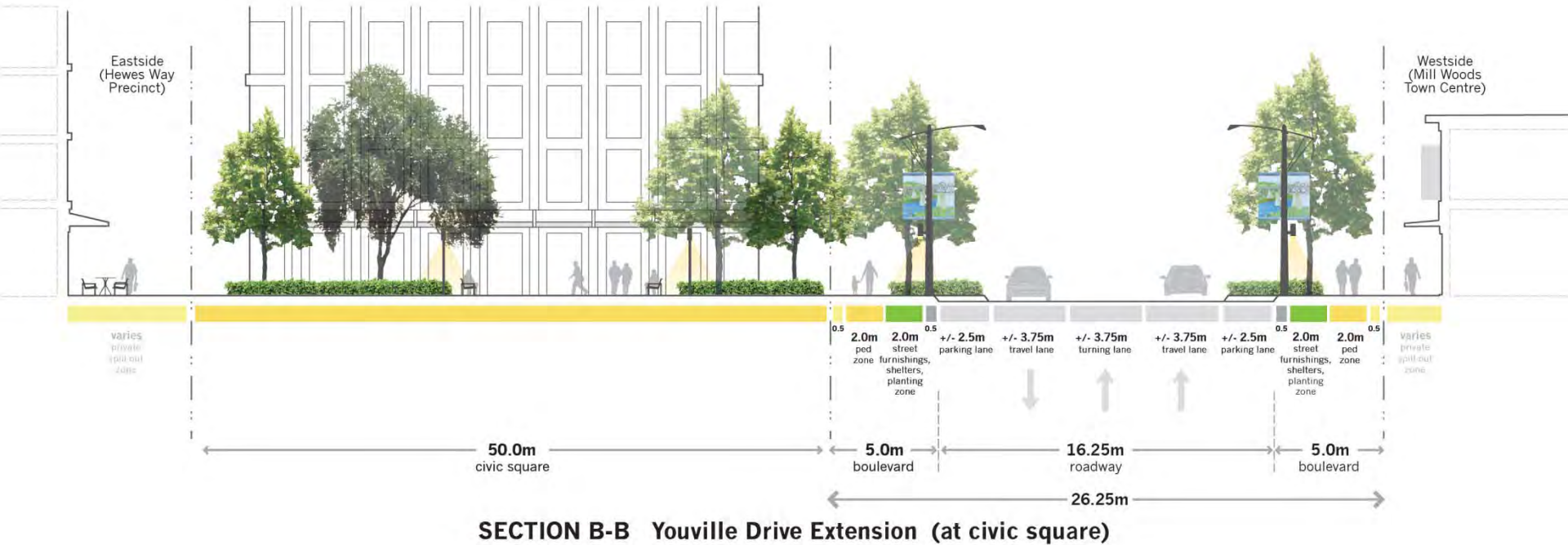


## Improvements

- Urban commercial street
- Lay-by parking on both sides
- Pedestrian boulevards

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A realigned Youville Drive will create a distinct north-south pedestrian oriented commercial street which links the entire station area.



## Improvements

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- Lay-by parking on both sides
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# Development Opportunities



# Exploring development opportunities

Six development opportunity precincts have been identified – each possessing a different character, role and development potential





# Transit Precinct



## Modest Level of Intervention

**Land use:** mix of residential, employment and transit uses

**Built form:** max 4 storey podium, more slender taller components up to 15 storeys at Youville Drive Extension and 28 Avenue, max 10 storey in remainder of precinct, ground floor retail opportunities on Youville Drive.



## Greater Level of Intervention

**Land use:** mix of residential, employment and transit uses

**Built form:** max 6 storey podium, more slender taller components up to 18 storeys at Youville Drive Extension and 28 Avenue, max 14 storey in remainder of precinct, ground floor retail opportunities on Youville Drive and 28 Ave.

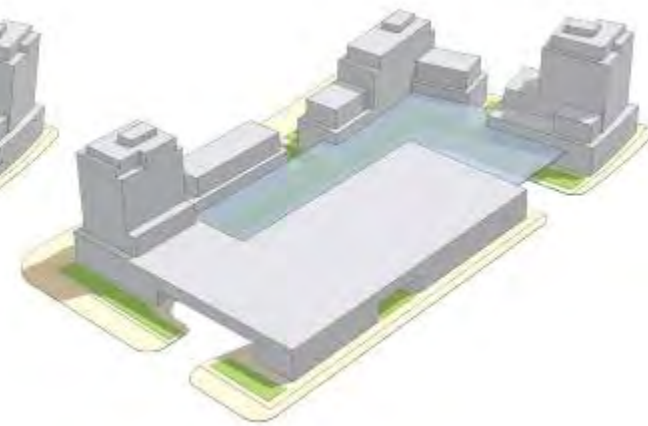
# Transit Precinct – Transit Centre Design



Open Air Terminal Wrapped With Development



Covered Terminal Wrapped With Development



Integrated Terminal Wrapped With Development





# 28<sup>th</sup> Avenue Precinct



## Modest Level of Intervention

**Land use:** mix or residential & employment  
**Built form:** max 4 storey podium, more slender taller components up to 15 storeys at Youville Drive Extension and 28 Avenue, max 10 storey in remainder of precinct, ground floor retail opportunities on Youville Drive.



## Greater Level of Intervention

**Land use:** mix or residential & employment  
**Built form:** max 6 storey podium, more slender taller components up to 18 storeys at Youville Drive Extension and 28 Avenue, max 14 storey in remainder of precinct, ground floor retail opportunities on Youville Drive and 28 Avenue.



# Mill Woods Town Centre



## Modest Level of Intervention

**Land use:** commercial

**Built form:** max 4 storey throughout precinct, expansion of and enhancements to existing Mall, new parking structure



## Greater Level of Intervention

**Land use:** mix of commercial and residential

**Built form:** max 14 storey along new east-west street, max 6 storey in remainder of precinct, new parking structure



# Hewes Way Precinct



## Modest Level of Intervention

**Land use:** mix of employment and residential  
**Built form:** max 6 storey throughout the precinct, ground floor retail opportunities along Youville Drive, new parking structure lined with uses at grade



## Greater Level of Intervention

**Land use:** mix of employment and residential  
**Built form:** max 6 storey throughout the precinct, ground floor retail opportunities along Youville Drive, new parking structure lined with uses at grade

# Neighbourhood Infill



## Modest Level of Intervention

**Land use:** residential

**Built form:** townhouses, stacked townhouses, low rise apartment forms, max 4 storey throughout the precinct



## Greater Level of Intervention

**Land use:** residential

**Built form:** townhouses, stacked townhouses, low rise apartment forms, max 4 storey throughout the precinct, with the exception of a max of 6 storey for sites along 66 Street



# Grey Nuns Precinct



## Modest Level of Intervention

**Land use:** mix of institutional, employment and residential

**Built form:** max 10 storey along new east-west street, max 6 storey in remainder of precinct, opportunity for ground floor retail along Youville Drive



## Greater Level of Intervention

**Land use:** mix of institutional, employment and residential

**Built form:** max 14 storey along new east-west street, max 6 storey in remainder of precinct, opportunity for ground floor retail along Youville Drive