

# MILL WOODS STATION AREA PLAN

## The Station Area Today



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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

The vision for the Mill Woods Station Area anticipates the introduction of a new LRT station and Transit Centre that would create the market conditions that would support the evolution of this area as a more complete, mixed use community. The station area would evolve as a more compact and walkable community offering a range of residential, employment and civic uses, improved place making and greater excellence in built form and urban character. This would require the introduction of a finer grained street network and a new block pattern that improves connectivity in the district by creating more street and pedestrian crossings. The creation of a north-south mixed use main street through the realignment of Youville Drive would link the entire district and create an important community gathering area that includes shops, new park spaces and a well-defined pedestrian experience. Improved pedestrian connections and cycle routes would better link existing and new destinations. The introduction of structured parking buildings would free up land for development, activity and vitality. The Bus Transit Centre will be located adjacent to 28 Avenue behind new mixed use development fronting the street re-imaged as a green spine accommodating the LRT, vehicles and wide pedestrian boulevards. The Mill Woods Town Centre Mall will evolve over time from a single commercial mass, to a series of commercial and mixed use blocks with well-defined public realm connections and gathering places.



## Mill Woods Transit Oriented Development Principles

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

- 1) Locate the greatest densities in the vicinity of the station area on 28 Avenue and the realigned Youville Drive.
- 2) Reorient buildings to face the street and create an 'urban street wall' that better supports walking and pedestrian activity. Direct parking to the interior of the block or in underground and structured parking facilities.

### Enhance mobility choices

- 1) Introduce a finer grained street and block pattern to permit incremental development and intensification while improving pedestrian connectivity and access to transit.
- 2) Establish an urban-style Transit Centre, well located adjacent to two arterial roadways to minimize bus movement on the local street system, with mixed use development fronting the arterial roadways.
- 3) Establish a clearly visible connection between the LRT Station and Transit Centre.
- 4) Establish a connected cycle network and improved crossings of arterial roadways, and include enhanced pedestrian and cycle amenities at the station area.

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

- 1) Develop a new civic square south of 28 Avenue, in close proximity to the proposed library as a focus for civic and programmed community use, and explore options for a plaza north of 28 Avenue.
- 2) Improve green connections and linkages and increase the urban forest

### Strive for a more complete community

- 1) Enhance local amenity through the provision of a range of mixed use development and a diverse range of housing choices for workers, professionals, seniors and families
- 2) Develop a realigned Youville Drive as a commercial spine linking key destinations.

### Pursue design excellence

- 1) Ensure all new developments adopt a standard of design excellence that will complement the neighbourhood and enhance the character and image of the community continuously over time.

### Encourage environmentally sustainable neighbourhood design

- 1) Focus on sustainable development forms and patterns including the introduction of a mix of uses, housing types and higher densities around the transit station area.
- 2) Introduce a high quality system of connected public spaces which features a variety of stormwater management solutions including collection, filtering and reuse.
- 1) Explore new green infrastructure and building technologies, and encourage LEED certified buildings, the incorporation of green roofs, the use of renewable energy sources and innovative wastewater technologies.