

MILL WOODS

STATION AREA PLAN

Background

The City of Edmonton is planning for a more sustainable future by encouraging Transit Oriented Development (TOD) around existing and future LRT stations. Plans for a city-wide LRT network have been prepared based on LRT's potential to influence development patterns, and now planning for areas around some of the stations in that network is beginning. In July 2011 the City initiated planning for the areas around the existing McKernan/Belgravia LRT station and the future Mill Woods station (see attached map).

The City's overriding direction regarding TOD is contained in *The Way Ahead*, Edmonton's Strategic Plan, which envisions a more sustainable and livable city where more people walk, cycle and use transit. Policies supporting this direction are contained in the Transportation Master Plan *The Way We Move* and the Municipal Development Plan *The Way We Grow*, which direct higher density residential, employment and retail development to station and transit centre areas. Policy 3.3.1.5 of *The Way We Grow* specifically directs the City to "prepare transit oriented development (TOD) plans around existing LRT nodes, and in association with expansion of the LRT system."

What is Transit Oriented Development (TOD)?

TOD refers to development that is planned around LRT stations and transit centres. The goal is to create attractive, livable and compact neighbourhoods with a mix of land uses within walking distance of a transit station. Each TOD is guided by its own unique context. In the Mill Woods station area, new development is expected to be predominantly housing with a mix of retail, commercial and employment uses that could be supported by the local market.

What is a station area plan?

A station area plan determines the location and design of new transit-oriented land uses such as housing, employment and retail as well as supportive infrastructure such as streets and parks. It establishes a clear vision for a station area's future based on its particular history, physical form and development needs. A station area plan is a type of Area Redevelopment Plan that is adopted by City Council following public consultation and technical review.

Who is preparing the station area plan?

The City has retained a multi-disciplinary consulting team led by ParioPlan Inc. to assist with development of the Mill Woods Station Area Plan in consultation with property owners and stakeholders, as well as another plan around the McKernan/Belgravia LRT Station. Other consulting team members include Urban Strategies Inc., Bunt & Associates Engineering Ltd., Associated Engineering (Alberta) Ltd. and Colliers International.

What services will the consulting team provide?

Working closely with the City's project team, the consultants will undertake the following:

- Document Review
- Consultation with Community and Stakeholders
- Mobility and Parking Study
- Infrastructure Assessment
- Residential and Commercial Market Demand Study
- Zoning Schedule and Plan Amendments
- Implementation Strategy
- Draft and Final Station Area Plan

What is the planning process and timelines for the project?

The work plan for the Mill Woods Station Area Plan is organized into four phases over a 15 month period.

Phase I	Reconnaissance and Exploring Opportunities and Constraints	August – November 2011
Phase II	Exploration, Development and Evaluation of Alternatives	December 2011 – March 2012
Phase III	Draft Station Area Plans	April – August 2012
Phase IV	Final Plans and Approvals	September – October 2012

What opportunities for public and stakeholder input will be provided?

Consulting with stakeholders and the community is an important aspect of the station area planning process. Consultation opportunities are provided in each phase of work beginning with a first workshop on November 23, 2011.

Workshop #1

Date and Time:	Wednesday November 23, 2011 from 6:00 - 9:15 pm
Location:	Lakewood Community Hall (260 Lakewood Road East)
Purpose:	Introduce the project, provide background information and seek input from the community and stakeholders. City representatives and the consultant team will present information on transit oriented development and features of the Mill Woods station plan area. Participants will be invited to discuss opportunities, constraints and development potential.

The planning process also includes the following consultation opportunities:

- Stakeholder Interviews (Phase I)
- Workshop #2 – Design Charrette with Stakeholders and Public Open House (Phase II)
- Workshop #3 – Presentation of Draft Plans to Public (Phase III)
- Public Hearing on Station Area Plans (Phase IV)

The City will provide details on dates and locations as the project progresses.

For more information on the Mill Woods Station Area Plan contact:

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