



MEYONOHK

NEIGHBOURHOOD RENEWAL

URBAN DESIGN ANALYSIS | CHAPTER 2: DEVELOP VISION, IDENTIFY OPPORTUNITIES AND GENERATE IDEAS

AUGUST 2024 -FINAL

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SECTION 1

NEIGHBOURHOOD VISION & GUIDING PRINCIPLES

We are the friendly, welcoming and vibrant community of Meyonohk

Our neighbourhood values safety, inclusivity, and accessibility. Our residents are well connected with walking trails and major roadways nearby, which allows them to easily explore Meyonohk and beyond.

DRAFT VISION FOR MEYONOHK

1.1 Draft vision for Meyonohk

The Meyonohk draft **Vision and Guiding Principles** were created through the public engagement process in January 2024 – April 2024 during the **Building a Project Vision Together** and **Exploring Opportunities** stages.

The community will be asked to confirm the Vision and **Guiding Principles** at the next stage in the process, **Exploring Options and Tradeoffs**, in fall 2024.

A **Vision** is a short description that sets the direction of where the community would like to see livability and mobility in the future. Important elements are identified for the City's work on roads, sidewalks, curbs, street lights and outdoor public spaces. These elements identify the most important things to look at when creating plans to renew Meyonohk.



1.2 Draft guiding principles for Meyonohk

Guiding Principles provide more detailed ideas on how the **Vision** is applied to the neighbourhood design and describes the values and priorities for how people will live, work and play in their neighbourhood.



COMMUNITY-
FOCUSED SPACES



CONNECTIVITY AND
MOBILITY



ECO-FRIENDLY DESIGN



ACTIVE AND ENGAGED
LIFESTYLES



VIBRANT
COMMERCIAL
AREAS



SAFE AND SECURE
ENVIRONMENT



AESTHETIC AND
FUNCTIONAL
SPACES

COMMUNITY-FOCUSED SPACES



Foster a sense of community by enhancing public spaces to encourage interaction and inclusion for all ages, backgrounds and abilities.

ACTIVE AND ENGAGED LIFESTYLES



Support healthy, vibrant lifestyles with enhanced recreational opportunities that encourage physical and social activity for everyone.

CONNECTIVITY AND MOBILITY



Strengthen Meyonohk's network of sidewalks and pathways to ensure safe, convenient movement to destinations and public transit.

ECO-FRIENDLY DESIGN



Integrate eco-friendly infrastructure and green spaces, foster environmental health and resilience, encourage native landscaping, and support local ecosystems.

AESTHETIC AND FUNCTIONAL SPACES



Design public spaces to blend beauty with function and to create places that are enjoyable and practical for everyday use.

VIBRANT COMMERCIAL AREAS



Foster dynamic commercial areas that boost business, attract visitors, and provide lively community gathering spots.

SAFE AND SECURE ENVIRONMENT



Prioritize safety by using design strategies, such as traffic calming features, enhanced crosswalks, and lighting solutions, to create secure surroundings for all residents.

SECTION 2

OPPORTUNITIES AND CONSTRAINTS ANALYSIS

2.1 Opportunities and constraints analysis

An opportunities and constraints analysis is a systematic approach to identifying and evaluating the external and internal factors that may impact the success of an urban design project. Urban designers use this analysis to assess the opportunities and constraints of a site or project and determine how they can be used to achieve the renewal vision.

The following opportunities and constraints were identified through a combination of public engagement and analysis by the Project Team during the **Building a Project Vision Together** and **Exploring Opportunities** stage.










The following themes were used to organize the analysis process:

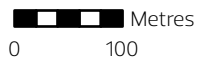
- Driving and traffic
- Biking
- Walking, rolling and transit
- Places and placemaking



Neighbourhood Opportunities Map – Vehicle Movement and Traffic Safety

MAP LEGEND

-  Crossing improvement
-  New crossing
-  Existing traffic light with crosswalks
-  Local road crossing improvements
-  Cul-de-sac reconfiguration
-  Collector roads with opportunities for enhancements
-  Local roads with opportunities for enhancements
-  Open spaces
-  Meyonohk boundaries





DRIVING AND TRAFFIC

STRENGTHS

External connections

- Easy driving access to major arterials, including 23 Avenue, 28 Avenue, Mill Woods Road and 91 Street
- Convenient driving access to commercial areas and recreation centres in adjacent neighbourhoods

Local driving conditions

- The layout of the neighbourhood is designed to discourage through traffic and improve road safety because of the looping subdivision layout
- Ample street parking on many roads

OPPORTUNITIES

Rehabilitation and design for all seasons

- Identify snow clearing deficiencies and find additional designated snow storage areas that can double for other uses (i.e. landscaping, gathering spaces, parking lanes, etc.)

Accessible for all ages and abilities

- Implement design strategies to improve the safety of school drop-off and pick-up zones for people who drive
- Integrate measures to improve traffic management around the school to minimize U-turns and improve traffic movement

Traffic calming measures

- Explore the addition of traffic calming features to improve speed compliance and create a walking-, rolling- and biking-friendly environment
- Consider the addition of trees and landscaping in road right-of-ways to create speed friction for people who drive and improve speed compliance



OPPORTUNITIES (CONTINUED)

- Consider narrowing driving lanes and removing underutilized on-street parking to help reduce speeding and reinforce the reduced speed limit throughout the neighbourhood and at school and playground zones

Intersection improvements

- Improve traffic control signage to clarify vehicle right-of-way and reduce driver confusion
- Modernize crosswalk and walkway design by using elements, such as curb extensions, to increase visibility and allow people who drive to easily see and respond to people crossing

Wayfinding

- Provide the community with entrance features to generate a sense of arrival and transition for people who drive entering the neighbourhood

Alleys

- Investigate the potential to reduce alley widths where possible to repurpose the space, creating a more suitable shared environment for people who walk, roll and bike with those that utilize it for vehicle access

CONSTRAINTS

Neighbourhood layout

- Driveways cross over sidewalks at most single-family houses, increasing the risk of collisions with people walking and rolling
- The frequency of front driveways within the neighbourhood may create feasibility challenges for bike facilities or limit the potential for new boulevard trees
- Existing trees, utility, and right-of-way constraints may impact roadway design strategies

Winter challenges













- The need for winter snow clearing and storage locations can impact other types of opportunities (i.e. landscape plantings in boulevards, parking, etc.)

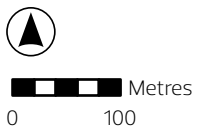
Collector road challenges

- The need for a potential future bus route along Lakewood Road South should be considered to ensure that it can be accommodated in the future if needed

Neighbourhood Opportunities Map – Biking

MAP LEGEND

-  New neighbourhood bike route
-  Widening of existing walkways into neighbourhood bike routes
-  Existing district connector bike route (shared pathway)
-  Existing shared pathway
-  Existing on-street bike route (shared roadway)
-  Enhanced collector /arterial road crossing
-  New collector road crossing
-  Existing crossing location
-  School lands
-  Community league licensed area
-  Open spaces
-  Meyonohk boundaries





BIKING

STRENGTHS

Neighbourhood connections

- There is a well-developed pathway network that provides people with off-street biking locations through the neighbourhood
- There are wide and quiet local roads which may provide a comfortable experience for people of various abilities
- There are district connectors between adjacent neighbourhoods that are already established and allow access to amenities and transit outside of the neighbourhood

OPPORTUNITIES

Improving external connections

- Coordinate with the 23 Avenue Active Transportation Project, and the Mill Woods Road Towards 40 Program to provide continuous and direct connections to external destinations (i.e. schools and recreation centers) and the surrounding network
- Connect missing pathway links surrounding the neighbourhood to improve bike mobility outside of Meyonohk

Improving neighbourhood connections

- Investigate adding new bike facilities on collector roads (Lakewood Road South and 85 Street) and formalize the north-south off-street pathway into a bike route to reduce the risk of potential on-street biking / vehicle conflicts
- Add new bike routes on key local roads and in open spaces to improve links between the external biking network, residential properties and neighbourhood destinations, including schools, parks, and commercial areas
- Consider creating dedicated or protected bike facilities, separated from sidewalks and roadways for improved safety and visibility



OPPORTUNITIES (CONTINUED)

- Investigate establishing a looping biking network to encourage recreation as well as commuting
- Review existing bike route pathway widths to ensure that they can safely accommodate multiple users, including people who walk and roll
- Consider bike facility designs that cater to people of varying skill and comfort levels
- Upgrade existing deteriorating pathways to ensure a smooth riding experience

Wayfinding and biking amenities

- Add signage to enhance active transportation wayfinding
- Provide sufficient bike parking at key community gathering and seating locations
- Review the placement of existing signage to ensure that it does not pose risks to people biking on pathways
- Ensure Crime Prevention Through Environmental Design (CPTED) principles, such as providing modernized lighting and improved sightlines, along bike routes and shared pathways

Landscaping improvements

- Consider including additional trees along the bike network to provide shade for people who bike

CONSTRAINTS

External connections









- There are existing bike facilities just outside of the boundary of this neighbourhood and tying these into new neighbourhood routes may pose challenges
- The Mill Woods Road's existing on-street bike facility (shared roadway) does not meet current City design standards and tying new neighbourhood routes into this facility may not be ideal
- Because the majority of bike / vehicle collisions occur on the roadways adjacent to the neighbourhood boundary, this project may not be able to address all bike safety challenges impacting residents

Right-of-way and utility challenges

- Existing conditions, such as narrow breezeways, mature trees, and utility constraints, may restrict the type and location of biking infrastructure

Neighbourhood Opportunities Map - Walking, Rolling and Transit

MAP LEGEND

- - - New walking and rolling connection
- Primary walking and rolling network improvements
- Existing shared pathway
-  Crossing improvement
-  New crossing
-  Existing traffic light with crosswalks
-  Existing transit stop
- Transit local route
-  School lands
-  Community league licensed area
-  Open spaces
-  Meyonohk boundaries



0 100 Metres



WALKING, ROLLING AND PUBLIC TRANSIT

STRENGTHS

Neighbourhood connections

- Throughout the community there is a well-developed network of existing pathways and sidewalks
- The majority of existing breezeways have pathways which provide options for people who walk and roll
- The existing sidewalks throughout the entire neighbourhood are continuous on both sides of the road
- An existing off-leash area with paved pathway is located along the berm adjacent to 91 Street, which enhances recreation for both pets and their owners

Connections to surrounding areas

- The pathway network in Meyonohk is part of a greater interconnected pathways system in Millwoods, linking recreational spaces, commercial areas and community services
- The neighbourhood is nearly surrounded by shared pathways, allowing convenient access from Meyonohk to the surrounding transit network

Landscaping

- Many trails and sidewalks are lined with mature trees, enhancing walking and rolling comfort

OPPORTUNITIES

New connections

- Add new pathways to improve links between the existing walking and rolling network and neighbourhood destinations, such as Meyonohk school, parks/green spaces, and commercial areas
- Evaluate “goat trails” (informal trails worn through turf) through open spaces to identify whether pathways or sidewalks should be formalized
- Improve the connections between pathways and sidewalks so they are convenient and intuitive

Transit connections

- Improve existing walking and rolling connections to existing transit stops and anticipate potential future transit stops

Crossing improvements

- Improve crossing safety through the addition of crossing signals, continuous or raised crossings, curb extensions, or other traffic calming measures
- Widen sidewalks, add boulevards and provide level driveway crossings to improve the experience for people who walk and roll



OPPORTUNITIES (CONTINUED)

- Ensure that curb ramps are provided at all crossing locations and provide a safe and smooth transition for all types of users
- Highlight key crosswalks and sidewalks, such as those around Meyonohk School, to improve visibility and aesthetics

Walkway usability and comfort

- Convert excess space from extra-wide road-right-of-way into landscaped boulevards, wider walkways and decreased crossing distances
- Widen sidewalks and shared pathways as outlined in the Complete Streets Design and Construction Standards
- Add shared pathway signage to enhance active transportation wayfinding
- Investigate opportunities to add lighting, garbage cans, and benches along shared pathways at appropriate intervals to improve the experience of those who walk and roll and increase accessibility for all ages and abilities

- Ensure Crime Prevention Through Environmental Design (CPTED) principles, such as providing modernized lighting and improved sightlines, along pathways and sidewalks
- Review the locations of signage and other obstacles to ensure that they do not conflict with people using pathways and sidewalks
- Consider the impact of different pathway materials and amenity locations on garbage collection maintenance, and all-season use
- Evaluate possibilities for utilizing alleys as an opportunity for improving connectivity throughout the neighbourhood

Landscaping improvements

- Add trees and landscaping along pathways and sidewalks to increase vegetation, provide shade and create snow storage spaces



CONSTRAINTS

Safe and accessible connections for all ages and abilities

- Driveways cross over sidewalks at most detached houses, increasing the risk of collisions with people walking and rolling

Existing neighbourhood layout and infrastructure

- Existing conditions such as boulevard trees, utility constraints, and right-of-way constraints may impact improvement strategies for pathway and sidewalk connections
- The curvilinear street pattern and the loop and lollipop layout of Meyonohk lacks the same level of connectivity typically found in grid-style neighbourhoods

Maintenance


















- Infrequent snow clearing on pathways not currently identified as high priority routes
- Limited number of garbage receptacles and seating areas along sidewalks and pathways due to the removal of transit routes in the neighbourhood as these amenities were previously owned and maintained by ETS

Controlled or adjacent areas

- The public walkway network often ties into private walkway networks, including multi-family properties, that are controlled by others and are outside of this project's scope
- A large portion of the Meyonohk Park site is School Board land or a community league licensed area, which may limit some of the walking and rolling options available to the project

Neighbourhood Opportunities Map – Places and Placemaking

MAP LEGEND

-  Community-led placemaking opportunity
-  Improved gathering node
-  New entry feature
-  New seating area
-  School drop off improvements
-  Enhanced existing cul-de-sac island
-  Placemaking opportunity near community mailboxes
-  Existing private community garden
-  Improved lighting on existing walkway
-  New lit walkway
-  Shared alley opportunity
-  Roadway boulevard opportunities (wide right-of-way)
-  Corner store program opportunity
-  School lands
-  Community league licensed area
-  Open spaces
-  Meyonohk boundaries





PLACES AND PLACEMAKING

STRENGTHS

Places to play

- There are many existing recreation and play opportunities available within the community, including sports fields, a playground, an outdoor rink and a sliding hill

Green spaces

- A central green space and gathering area at the heart of the neighbourhood provides places for recreation and gathering
- Mature public and private trees in the neighbourhood enhance the beauty and character of the community

Community connections

- The neighbourhood is close to destinations such as commercial areas, schools, and places of worship
- The existing privately owned community garden creates a place of gathering and sense of togetherness for the neighbourhood

Community engagement

- The neighbourhood has many residents with longstanding ties to the community and a desire to create positive change

OPPORTUNITIES

Opportunities for gathering

- Enhance the existing plaza in Meyonohk Park and add new gathering spaces to improve user experience and allow for different scales of gatherings or community events
- Include diverse types of seating, such as groupings of benches and picnic tables, to encourage diverse types of gatherings and improve accessibility
- Design gathering spaces for intergenerational and inclusive use, including children, older youth, adults, and seniors
- Design for all-seasons gathering by designing spaces with lighting, sheltering structures, and windbreak landscaping
- Improve the existing sidewalk and pathway network to aid in connecting these gathering spaces to the entire neighbourhood

Outdoor recreation amenities

- Consider incorporating new features into the open space within the neighbourhood to improve usage and possibilities for various types of activities



OPPORTUNITIES (CONTINUED)

- Consider ways to design road right-of-way adjacent to the community garden to make it more integrated and inviting
- Review the existing hill by Meyonohk School that is used by some residents for tobogganing to determine if it should be formalized or improved
- Provide space for the improvement of existing and new community amenities that encourage outdoor activities, such as playgrounds
- Encourage use of the 91 Street off-leash area through better connections and wayfinding to the site
- Consider whether the addition of a smaller off-leash area within the community may be appropriate

Neighbourhood identity and wayfinding

- Provide the neighbourhood entrance features or enhanced landscaping to generate a sense of arrival and transition into a neighbourhood
- Consider a unique and cohesive design palette of materials, furnishings and plants to enhance community identity
- Improve the wayfinding system for people who walk, roll and bike

Improved outdoor experiences

- Add benches and shaded resting spaces at intervals along walkways to encourage accessibility and improve user experience

- Add lighting in the open space and pathway areas to allow people to feel more comfortable in all seasons
- Add garbage cans at key locations along the pathway system and encourage people to properly dispose of waste and reduce littering
- Consider integrating community-led improvement projects to improve open spaces and commercial areas

Environmental and landscaping improvements

- Add landscaping and trees in key open spaces and into existing cul-de-sac islands to improve aesthetics and ecology
- Integrate naturalization and native plantings into the design of key open spaces
- Look at possibilities to incorporate an edible tree and shrub species into the design of boulevards and open spaces

Commercial/private opportunities

- Work with commercial property owners, and other privately owned spaces (such as the community garden) to improve their public realm experience through the Corner Store Program, or other initiatives, respectively



CONSTRAINTS

Coordination with private sites

- The school site and community league licensed area boundaries may limit some of the opportunities available for open space improvements
- Not all commercial property owners may be interested in the Corner Store Program or encouraging increased public use (i.e. community integration) within their sites

Existing Uses in open space

- Some of the park/open space have amenities, such as a playground and sports fields, which this project will work towards integrating with the surrounding improvements