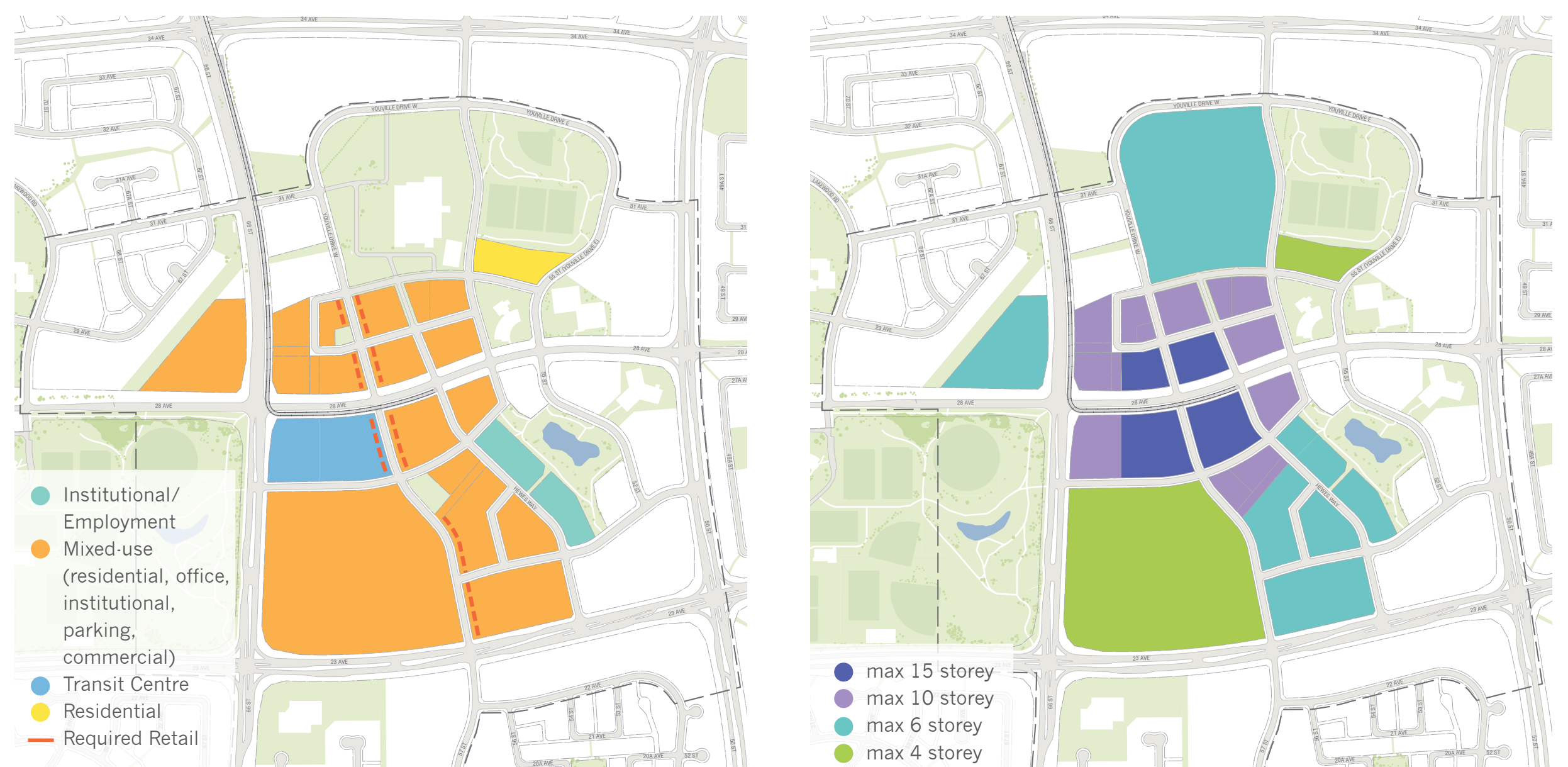


## Station Area Concept A

**Modest Intervention** - This station area concept demonstrates the application of principles and the framework components anticipating that Mill Wood Town Centre Mall will undergo minor changes aimed at improving entrances and retail frontages and will largely remain intact. Youville Drive evolves as a commercial main street with a modest amount institutional expansion of the hospital.

28 Avenue commercial uses are limited to the intersection of Youville Drive. The overall height regime anticipates a mid-rise building form ranging from 4 to 6 storeys with opportunities for grade related lower height residential form at the edges of the station area. The highest densities would be deployed in the vicinity of the transit station with a maximum height of 15 storeys at the intersection of Youville Drive and 28 Avenue and a max of 10 storeys for the adjacent parcels.



Land Use Strategy

Building Height Strategy

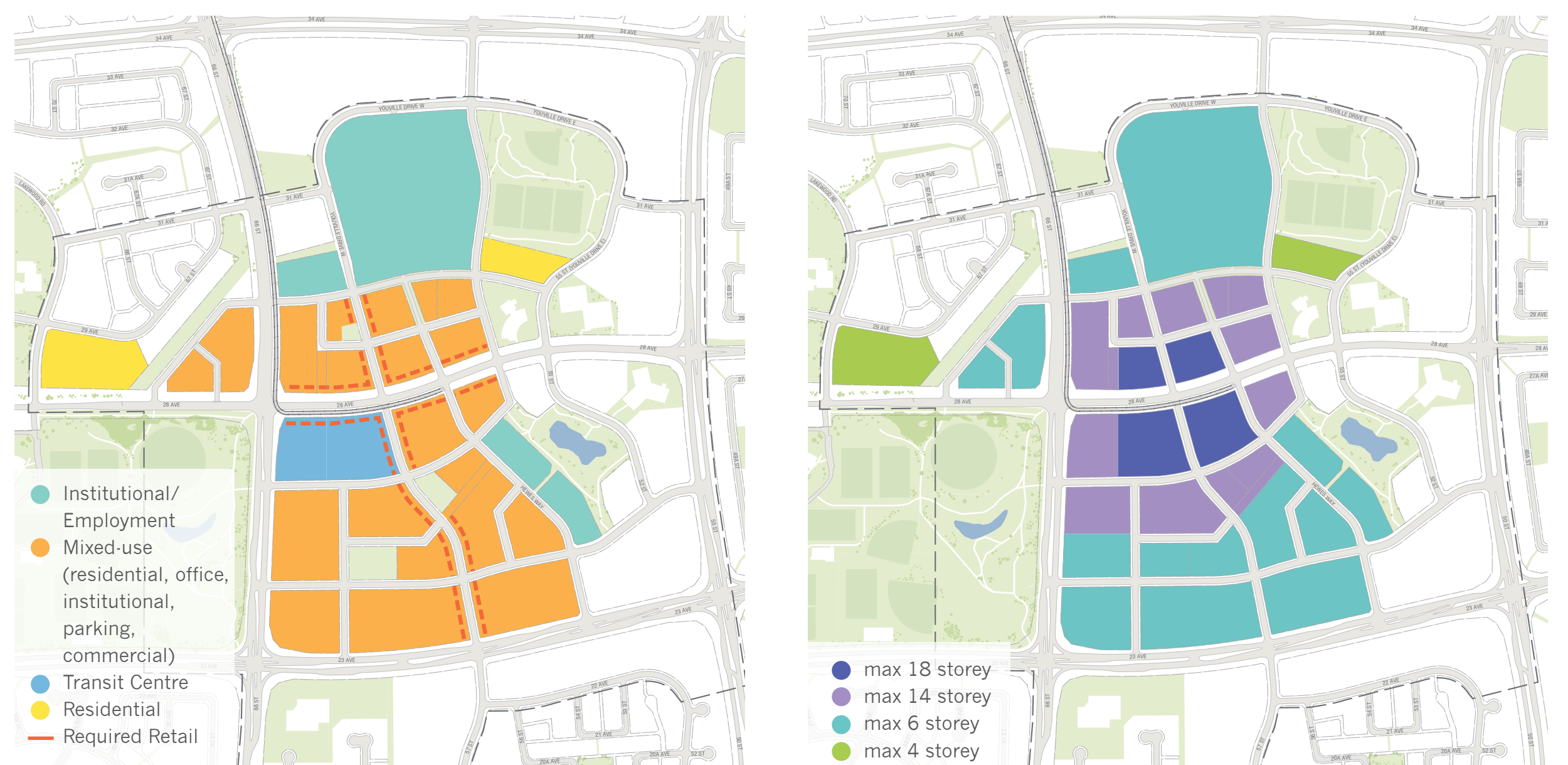


- Institutional
- Employment
- Mixed-use Building with retail opportunity
- Residential (4 storeys or more)
- Residential (3 storeys or less)
- Commercial
- LRT Station / Transit Centre
- Parking Structure
- Character Streets

## Station Area Concept B

**Greater Intervention** - This station area concept demonstrates the application of principles and the framework components anticipating that Mill Wood Town Centre Mall will undergo significant change and evolve into an urban, mixed use retail centre with a framework of streets, blocks and open spaces.

Youville Drive and 28 Avenue will evolve as a the primary commercial main streets with a significant institutional expansion of the hospital. The overall height regime anticipates a mid-rise building form of 6 storeys with opportunities for grade related lower height residential form at the edges of the station area. The highest densities would be deployed in the vicinity of the transit station with a maximum height of 18 storeys at the intersection of Youville Drive and 28 Avenue and a max of 14 storeys for the adjacent parcels immediately.



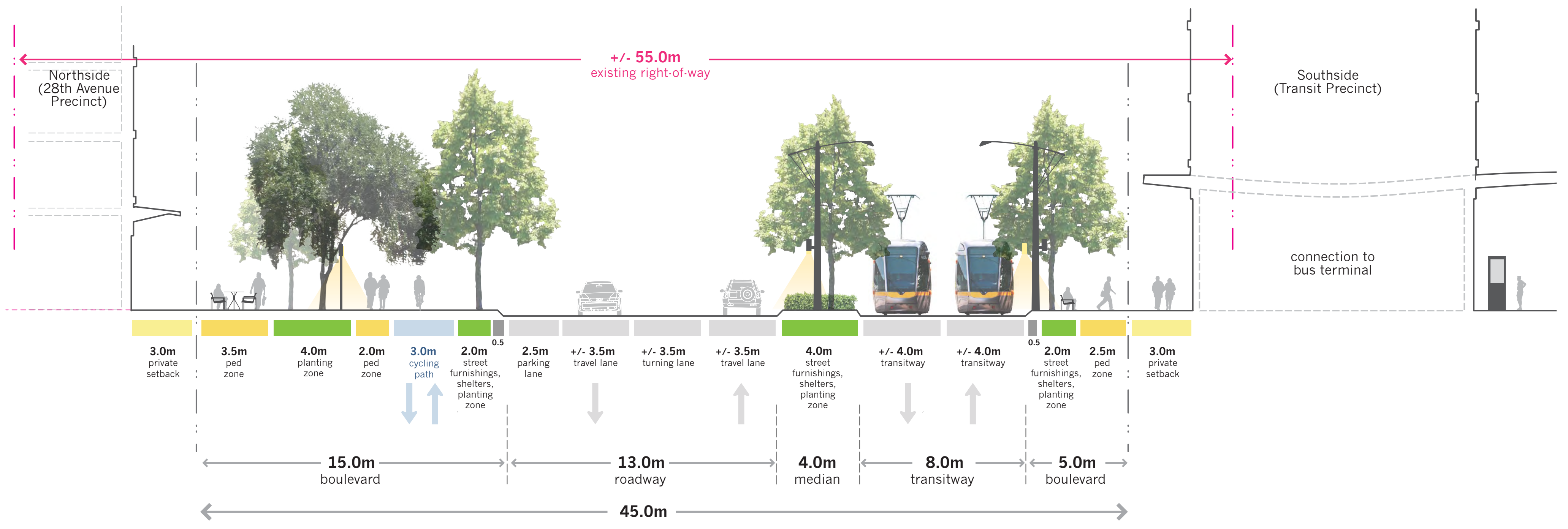
Land Use Strategy

Building Height Strategy



## Street Cross Sections

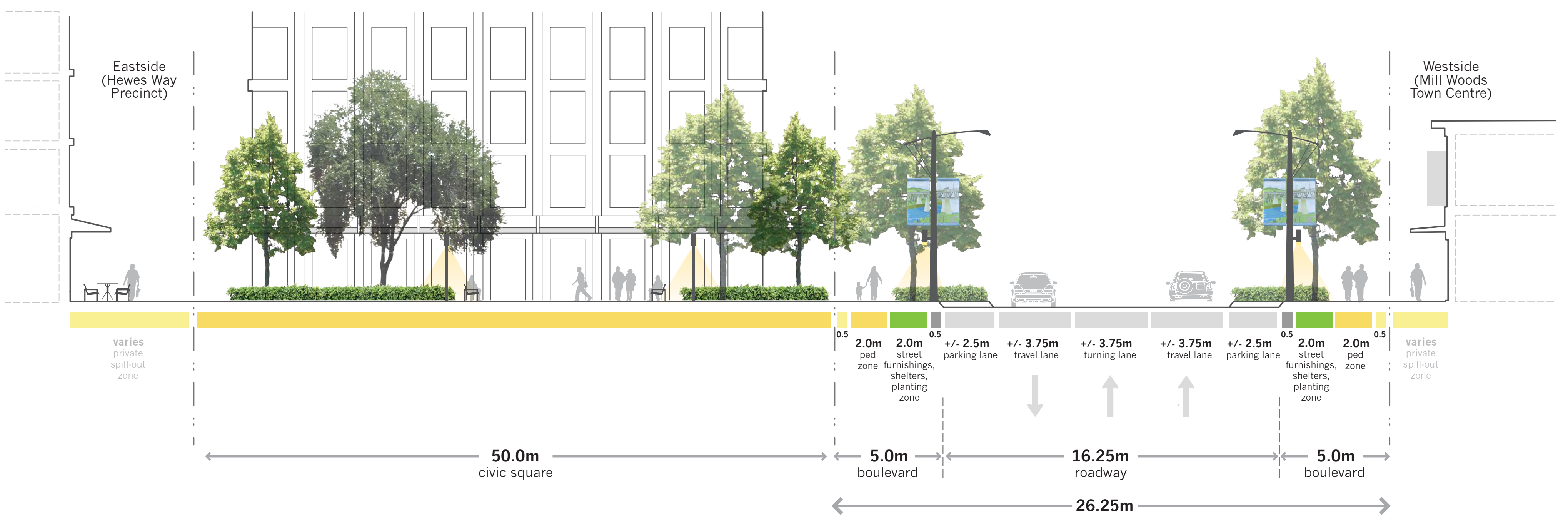
The following street cross sections capture the potential improvements proposed for the area's key main streets - 28 Avenue and Youville Drive.



SECTION A-A 28th Avenue (typical condition)

### Redesign of 28 Avenue

28 Avenue will be redesigned as a complete street featuring a significant green spine with a shared use path and accommodating all forms of movement including LRT, pedestrians, cyclists and automobiles.



SECTION B-B Youville Drive Extension (at civic square)

### Youville Drive Realignment

A new north-south main street can be achieved through the realignment of Youville Drive north of 28 Avenue and its extension south to 23 Avenue to create a distinct pedestrian oriented commercial spine linking the entire station area.

