

BYLAW 141-2002

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 80-90, BEING THE CENTRE IN THE PARK AREA REDEVELOPMENT PLAN BYLAW.

WHEREAS it is deemed advisable to amend the Area Redevelopment Plan Bylaw;

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the *Municipal Government Act, RSA 2000, c. M-26* and amendments thereto, enacts as follows:

That Bylaw 80-90 be amended as follows:


1. That Schedule "A", Section D.1. "The Civic Centre" be deleted in its entirety and replaced with Schedule "1", Section D.1 "The Civic Centre" attached hereto and forming part of this Bylaw.
2. That Schedule "A", be amended to add Figure 5A Civic Centre Recommended Land Use Concept attached hereto as Schedule "2" and forming part of this Bylaw.

Read a first time this 11 day of February, 2003

Read a second time this 11 day of February, 2003

Read a third time and finally passed this 11 day of February 2003

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Manager,  
Legislative & Legal Services

Date Signed: February 19, 2003

BYLAW 141-2002  
SCHEDULE "1"

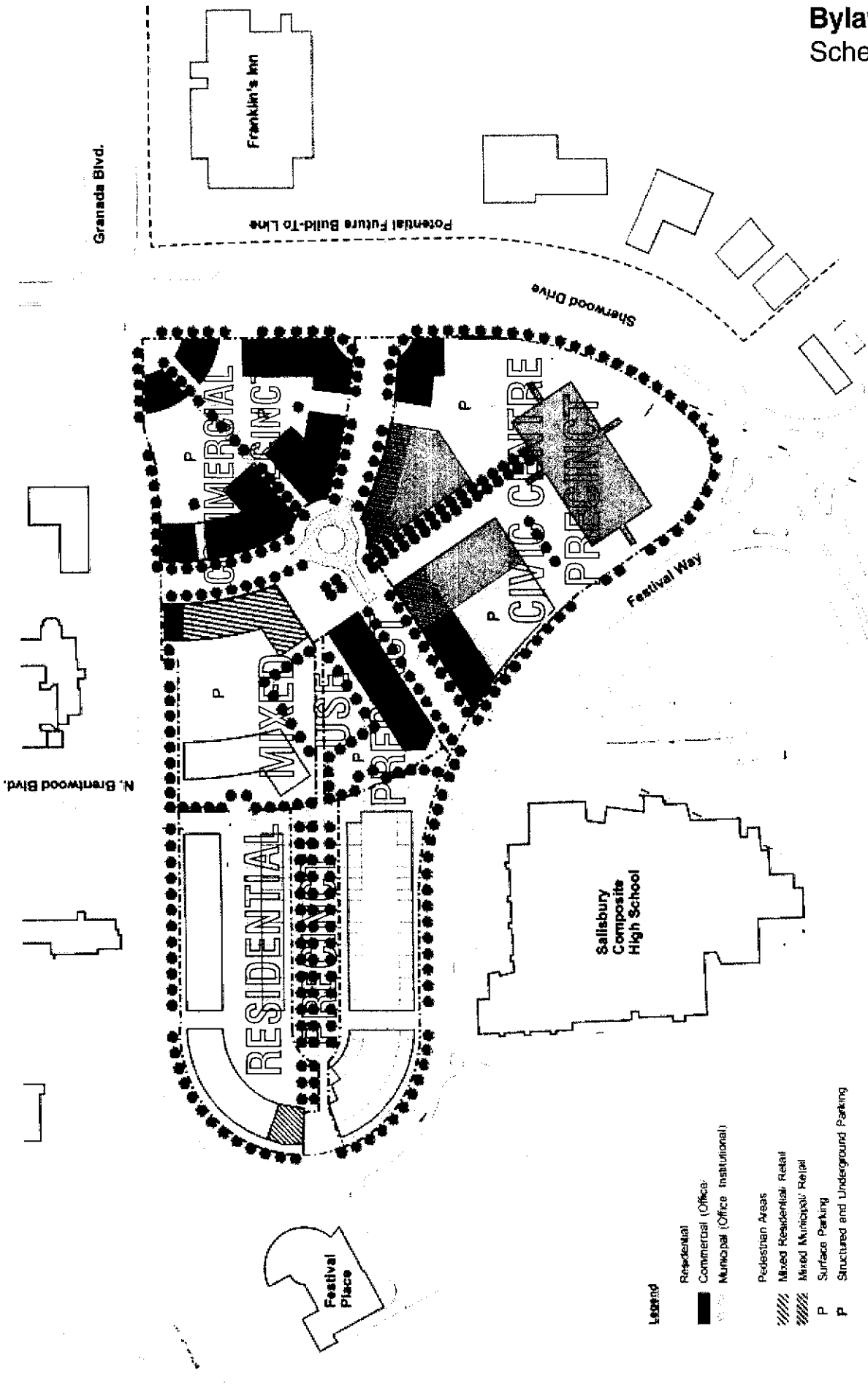
**D. 1. The Civic Centre:**

The Civic Centre is intended to establish a special purpose district, which will enhance the vision for the Centre in the Park for Strathcona County. The Civic Centre component or area is defined as all those County parcels bound by Festival Way and west of Sherwood Drive. The Civic Centre area will be comprised of a mix of commercial, residential, and municipal related uses. To implement the vision for this area, the Land Use Bylaw will be amended to define four (4) precincts or land use districts, described as a Residential Precinct, Mixed Use Precinct, Commercial Precinct, and Civic Centre Precinct. The precincts and general land use pattern are illustrated on Figure 5A. A prominent outdoor landscaped plaza made up of plantings and pathways provides a link between the future commercial and residential planned for the Centre.

Project goals will be that both the Civic Centre and Centre in the Park be people places with mixed uses and activities beyond normal working hours. The urban form in the Civic Centre component will be urban rather than suburban densities to enhance the vitality and viability of the Centre. Apartment and town house residential mixed with commercial is planned at the western edge in the Residential Precinct. The eastern edge of the Civic Centre will be comprised of commercial and civic or institutional use in the Commercial and Civic Centre Precincts.

Surface parking will continue to be used within the Civic Centre component until a large-scale development, such as the apartment housing, provides the functional and economic opportunity for underground parking or a parking structure. Expanded surface parking is centrally located within the Centre to facilitate joint parking. It is also segmented and landscaped into parking clusters to better integrate into the building / open space nature of the Centre.

Preliminary design principles for the Civic Centre component will stress a sensitive mixture of indoor and outdoor spaces, as well as environmental design elements such as prominent view corridors and linked outdoor spaces. Prominent views from Sherwood Drive and Brentwood Boulevard into the Centre are also preserved by building orientations and locations.



**Figure 5A**  
Recommended Land Use Concept -  
Civic Centre

- Legend**
- Residential
  - Commercial (Office)
  - Municipal (Office Institutional)
  - Pedestrian Areas
  - Mixed Residential-Retail
  - Mixed Municipal-Retail
  - Surface Parking
  - Structured and Underground Parking



# Centre in the Park Area Redevelopment Plan Bylaw 141-2002

Date of Adoption February 11, 2003

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 Any reliance on the information contained herein is at the user's risk.  
 Changes are periodically made to the ASP's/ARPs and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.  
 Telephone: (780) 484-8212  
 www.strathcona.ab.ca

**EXISTING LAND USE**

Civic Centre		Open Space		Road Plan	
Commercial/Mixed Use		Residential		ARP Amendment	
Fire Station		Lakes			
Institutional		PUL			