

APPENDIX C – CENTRE IN THE PARK CONDOMINIUM ASSOCIATION COMMENTS

Centre in the Park (CITP) Area Redevelopment Plan Update

A Position Paper submitted by the
Board of Condominium Association #052-3767
representing Festival Estates, Park Vista & Reflections

March 3, 2019

Background:

Strathcona County is currently undertaking an update of the CITP Area Redevelopment Plan. The County is seeking input from area residents, businesses, institutions and other stakeholders.

Condominium Association #052-3767 is a major stakeholder in the future development of CITP and it is important that the perspective of the condo association be heard and understood by the County. As a condominium association, the nearly 350 owners/residents of Festival Estates, Park Vista and Reflections own 190 suites in three CITP residential buildings. This equates to a collective \$60 million real estate investment in CITP, plus the payment of annual municipal taxes.

The Condominium Board wishes to provide the following feedback on the preliminary work that has been undertaken on updating the Area Redevelopment Plan.

1. The ‘Core’ of CITP remains consistent with the original vision for the area.

There appears to be no substantive changes proposed for the “core” of CITP. The “core” being defined as the area that is bordered by Festival Way, Festival Lane and Festival Avenue and includes Festival Estates, Park Vista, Reflections, Bedford and Savona.

This is an important and positive point for the Condo Association because those who purchased units in Festival Estates, Park Vista and Reflections made a significant financial and lifestyle commitment based on the vision and the plan for how the area would develop in the future.

The buildings in the core that are still to be developed need to be consistent with the form and height originally planned for the area. This would include the future buildings planned for west of Reflections/Festival Estates and east of Savona.

Prairie Walk is a centerpiece of CITP and needs to be restored to the same condition it was in prior to the construction on the south-side of the walk.

There are some proposed changes to the broader area of CITP, but they do not directly impact the area around the three Condo Association buildings. The areas most impacted by proposed changes are along Sherwood Drive and Granada Boulevard. The plan is to give these streets a “main street” look to enhance the appeal of the area. A number of concepts to enhance traffic and pedestrian safety along these corridors are also being introduced. The Condo Board supports these initiatives.

2. The Plan Update proposes a change in the land use designation for the current site of the Sherwood Care Centre from Institutional to Residential.

This is a concern to the Condo Association. Our understanding is that the change in designation is because the Sherwood Care Centre is now considered a form of residence rather than an institution. The concern for the Condo Association is that in the future when the existing Care Centre building becomes out-dated and is torn down, it could be replaced with any form of residences, including more five-story apartments.

Our concern is two-fold:

- CITP has yet to reach the projected population target and already residents have concerns with the growing impacts of the ever-increasing number of people and vehicles on the existing infrastructure. As a minimum, the County should wait until all residential development within the CITP is completed and occupied. Then, and only then, would it be appropriate to assess whether or not further residential development would be warranted or even possible, based on the capacity of the infrastructure.
- The original vision for the CITP included the concept of *aging in place*. This progressive planning strategy allows residents to re-locate to more supportive living accommodations without leaving the neighbourhood with which they have become familiar. CITP residents are strongly supportive of having independent adult apartments, assisted living accommodations and a long-term care facility adjacent to each other.

Rather than increased apartment style housing along the north side of Festival Way, it would be far more acceptable to the Condo Association if in the future the Sherwood Care Centre were to be expanded or replaced with a similar use building.

3. The Plan Update fails to identify any specific recommendations for greater traffic and pedestrian management in the CITP core.

Although the Plan Update recommends enhancements for vehicles and pedestrians along Sherwood Drive and Granada Boulevard, there is not a single reference to the traffic related problems on Festival Way, Festival Lane and Festival Avenue. In the preparation of this Position Paper, this was the greatest concern raised by owners/residents of Festival Estates, Park Vista and Reflections.

The Plan Update needs to identify and address these issues.

- **Safe, visible crosswalks at appropriate locations** - the increase in the number of pedestrians and vehicles, the mobility issues faced by many CIPT residents, the number of parked cars and the curvature of the roads requires safer crosswalks.
- **Speed/directional enforcement** - inconsiderate drivers and out of town visitors result in travel at higher than posted speeds on Festival Way, inappropriate stopping/parking to unload passengers and an unreasonable frequency of vehicles travelling the wrong way on the one-way street.
- **The timing of intersection lights** – there are certain times during the day (e.g. school bus pick-up) when traffic congestion increases and intersection lights need to operate to support effective traffic flow.
- **Bus pull-ins** – buses stopping to load and unload on Festival Lane create a blockage of traffic that leads to frustrated drivers, backed-up roads and illegal passing. This is more problematic when buses are carrying individuals with disabilities, as loading and unloading times lengthen significantly.

As the County residents most impacted by decisions on traffic and pedestrian management in CITP, the Condo Board recommends that the County form a resident committee to work directly with CITP residents to identify and evaluate traffic control options.

The Condo Board and CITP residents appreciate the opportunity to provide feedback on the proposed plans for CITP. We look forward to the next phase of the Area Redevelopment Plan Update and hope that our insights can positively influence the direction the County is taking with CITP.

Board of Directors
Condominium Association #052-3767

Centre in the Park (CITP) Area Redevelopment Plan Update

**Position Paper 2 submitted by the
Board of Condominium Association #052-3767**

July 18, 2019

Background:

Strathcona County is currently undertaking an update of the CITP Area Redevelopment Plan. The County is seeking input from area residents, businesses, institutions and other stakeholders.

Condominium Association #052-3767 is a major stakeholder in the future development of CITP and it is important that the perspective of the condo association be heard and understood by the County. As a condominium association, the nearly 350 owners/residents of Festival Estates, Park Vista and Reflections own 190 suites in three CITP residential buildings. This equates to a collective \$60 million real estate investment in CITP, plus the payment of annual municipal taxes.

This is the second Position Paper submitted by the CITP Condominium Association. An initial Position Paper was previously submitted on March 3, 2019.

Position Paper 2 provides comments on:

1. The County's response to the first Position Paper submitted by the CITP Condo Assoc.
2. The Draft CITP Area Redevelopment Plan Bylaw of June, 2019
3. The Draft CITP Zoning District of June, 2019

Comments:

1. The County's response to the first Position Paper submitted by the CITP Condo Assoc.

It is evident from two meetings with County administration and the County's response to Position Paper 1 that the County has heard and understands the position of the CITP Condo Association in regards to the draft CITP Area Redevelopment Plan.

The Condo Association is pleased that the original vision for the area will still drive future development and that the initial character, form and quality of developments will be maintained at the same high standards.

The Condo Association supports the County's recommendation that, *"The proposed zoning for the Sherwood Care Centre shifts traditional residential forms such as apartments to a discretionary use while ensuring that care centres and assisted living facilities are permitted uses. This is intended to focus the parcel on this form of residential development and streamline the process for potential new or expanded long term care facilities on the parcel."*

The Condo Association understands that the Area Development Plan is a higher level planning document that does not deal directly with specific traffic and pedestrian issues.

The Condo Association appreciates that within both the draft Bylaw and draft Zoning District there are multiple references to the need for enhanced traffic/pedestrian flow and safety within the CITP.

The Condo Association encourages the County to undertake a more comprehensive look at traffic and pedestrian movement in the area.

2. The *Draft CITP Area Redevelopment Plan Bylaw of June, 2019*

The CITP Condo Association generally supports the overall direction outlined in the Draft Area Redevelopment Plan, but asks for consideration of the following:

- Reflections should be added to the list of existing developments (page 9)
- Public art should be added to the list of Character Defining Elements (page 23)
- Bus pull-in stops should be considered for internal CITP streets. Currently busses stopped to allow passengers to enter or exit the bus block traffic flow and create traffic congestion and safety issues. (page 30)
- The Condo Association does not support the inclusion of community housing as a Discretionary Use in the Public Service Policy Area. (page 54) County Hall, Festival Place, Sherwood Park Arena/Sports Centre and Kinsmen Leisure Centre are key elements to the life-style and attractiveness of CITP and any option to allow these community facilities replaced with community housing should be eliminated. There appears to be abundant opportunity for additional housing identified in other policy areas within the CITP boundaries.

3. The *Draft CITP Zoning District of June, 2019*

The CITP Condo Association generally supports the overall direction outlined in the Draft Zoning District, but asks for consideration of the following:

- As stated above, under point 2, the Condo Association does not support the inclusion of community housing as a Discretionary Use in UV1 – Area 12. (page 45)

The Condo Board and CITP residents appreciate the opportunity to provide feedback on the proposed plans for CITP. We look forward to the next phase of the Area Redevelopment Plan Update and hope that our insights can positively influence the direction the County is taking with CITP.

Board of Directors
Condominium Association #052-3767

Centre in the Park (CITP) Area Redevelopment Plan Update

**Position Paper 3 submitted by the
Board of Condominium Association #052-3767**

September 24, 2019

Background:

Strathcona County is currently undertaking an update of the CITP Area Redevelopment Plan. The County is seeking input from area residents, businesses, institutions and other stakeholders.

Condominium Association #052-3767 is a major stakeholder in the future development of CITP and it is important that the perspective of the condo association be heard and understood by the County. As a condominium association, the nearly 350 owners/residents of Festival Estates, Park Vista and Reflections own 190 suites in three CITP residential buildings. This equates to a collective \$60 million real estate investment in CITP, plus the payment of annual municipal taxes.

This is the third Position Paper submitted by the CITP Condominium Association. An initial Position Paper was previously submitted on March 3, 2019 and a second on July 18, 2019.

Comments:

The final draft of the CITP Area Redevelopment Plan Update can be supported by the CITP Condominium Association Board of Directors.

The County listened to our concerns and suggestions, gave serious consideration to our comments, and most importantly, included many of the Condo Association's ideas in the final draft of the CITP Area Redevelopment Plan.

In some instances, the County directly added points that had been introduced by the Condo Association, in some cases the County changed parts of the document to reflect the Condo Association's position, and in those instances when our concerns were outside the scope of the plan, the County made reference in the Area Redevelopment Plan for the need to address those specific concerns in the next steps of the planning.

The County used an open and participatory planning process that encouraged input from stakeholders. County staff objectively received and assessed input from the Condo Association, provided clarity around the information contained in the original plan and subsequent drafts, and encouraged discussion so as to gain better insight into the perspective of CITP residents.

Board of Directors
Condominium Association #052-3767