

WELCOME



WELCOME TO THE THIRD CENTRE IN THE PARK
PUBLIC OPEN HOUSE

WHY ARE YOU HERE?

To provide feedback on the draft Area Redevelopment Plan, proposed Zoning and future street design concepts for Centre in the Park

WHAT IS THE PROJECT?

The Centre in the Park Area Redevelopment Plan was first approved in 1990, to consider the development of a community centre for Sherwood Park and the County.

The **current project** is an update of this existing plan and associated documents to align with:

Municipal Development Plan

direction from the **Edmonton Metropolitan Region Board**

current **best practices** in urban design

www.strathcona.ca/CITPupdate



WHERE ARE YOU FROM?



Place a sticker
in the circle for
the area where
you live.



STRATHCONA
COUNTY



CENTRE
IN THE PARK



EXISTING FEATURES

- 1** County Hall
- 2** Community Centre and Library
- 3** Festival Place
- 4** Salisbury Composite High School
- 5** Kinsmen Leisure Centre
- 6** Broadmoor Lake Park
- 7** Sherwood Park Arena Sports Centre
- 8** Sherwood Park Care Centre
- 9** St. Theresa Catholic School
- 10** Sherwood Park Mall
- 11** Fire Station 1
- 12** Prairie Walk

WHAT IS CENTRE IN THE PARK?

It is a hub of activity and opportunity within the centre of Sherwood Park. Centre in the Park encompasses a broad area that includes the mall, schools, public parks, county hall, recreation facilities, residential development and more.



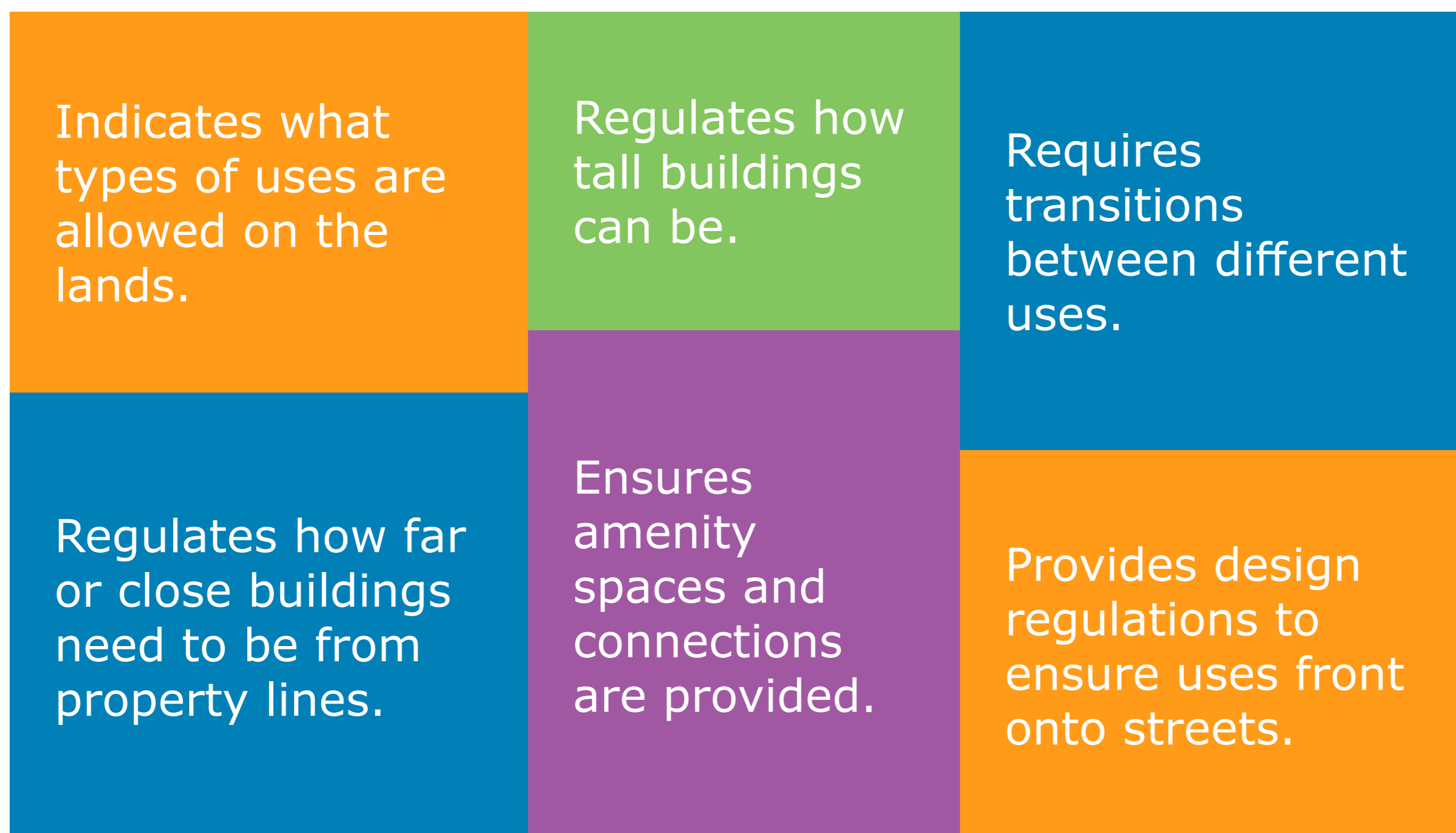
WHAT IS AN AREA REDEVELOPMENT PLAN?

The Area Redevelopment Plan (ARP) provides a framework for the actions necessary to promote a vibrant Centre within Strathcona County including:



WHAT IS A LAND USE BYLAW?

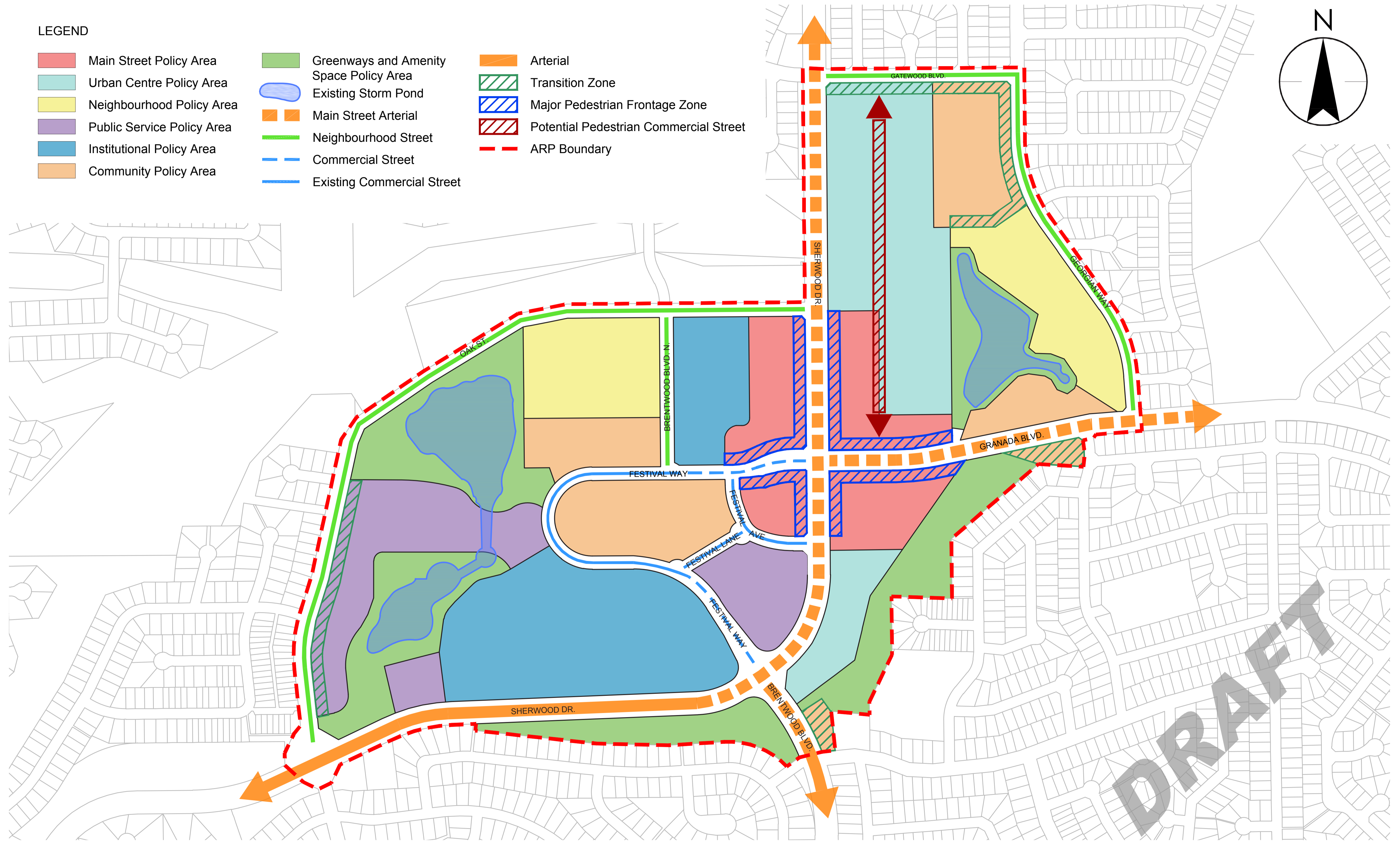
The Land Use Bylaw (LUB) regulates the type and form of development that can occur on individual parcels in order to achieve the objectives of the ARP. The Land Use Bylaw is more detailed than the Area Redevelopment Plan.



ARP POLICY AREAS

LEGEND

- | | | | | | |
|---|----------------------------|---|---|---|--|
|  | Main Street Policy Area |  | Greenways and Amenity Space Policy Area |  | Arterial |
|  | Urban Centre Policy Area |  | Existing Storm Pond |  | Transition Zone |
|  | Neighbourhood Policy Area |  | Main Street Arterial |  | Major Pedestrian Frontage Zone |
|  | Public Service Policy Area |  | Neighbourhood Street |  | Potential Pedestrian Commercial Street |
|  | Institutional Policy Area |  | Commercial Street |  | ARP Boundary |
|  | Community Policy Area |  | Existing Commercial Street | | |



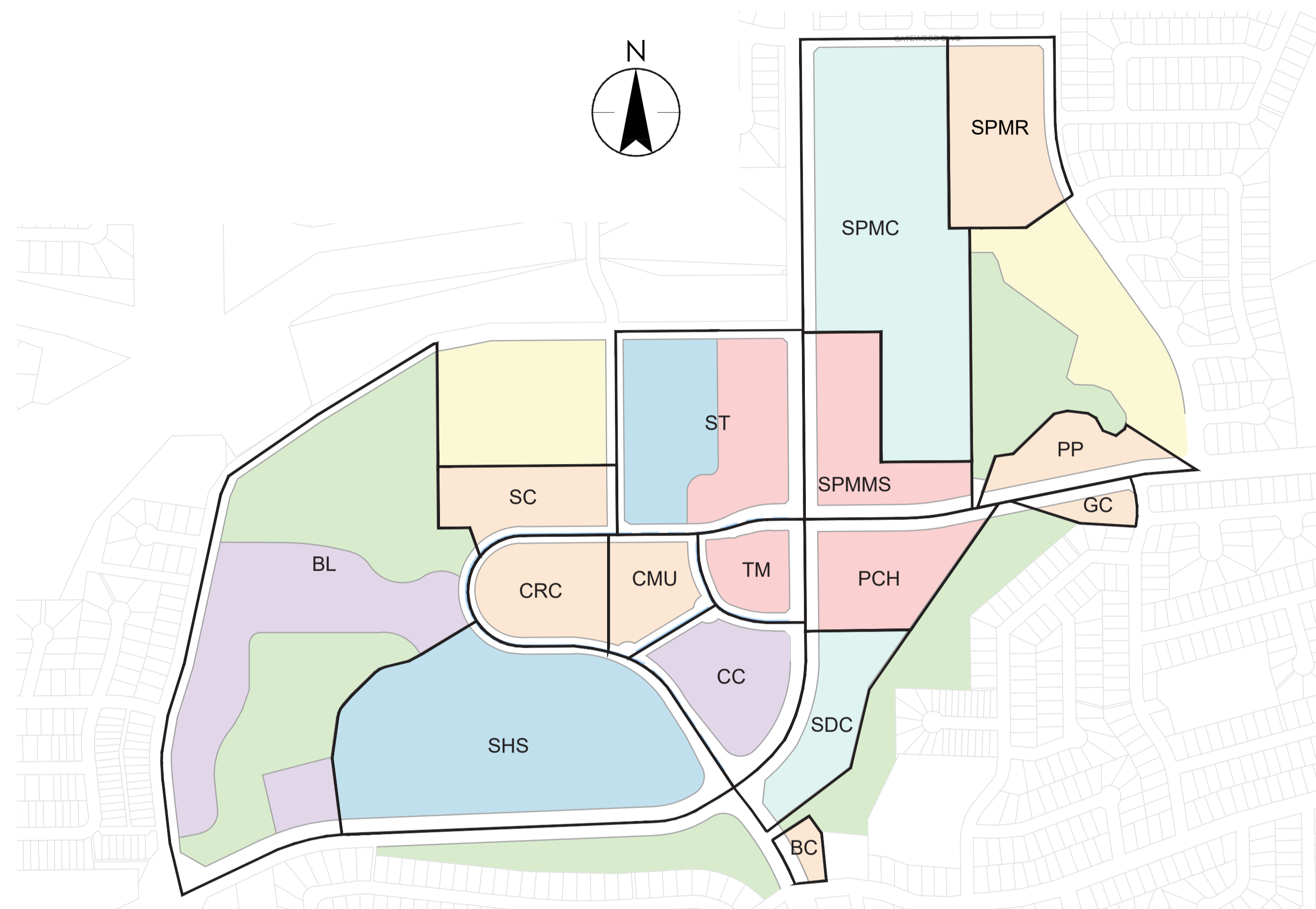
DRAFT

Brentwood Community Area (BC) – Facilitate the existing commercial uses until redevelopment of the site as community service, commercial, residential or mixed-use development.

Broadmoore Lake Area (BL) – Facilitate the ongoing use of the area as a destination for recreational activities, festivals and passive and active uses.

Central Mixed-Use Area (CMU) – Provide for a mix of commercial and residential uses. Development in this area will provide a transition between the residential area and the commercial and civic centre areas. This area includes the Urban Square and the public pathway connecting it to the residential area.

Central Residential Condo Area (CRC) – Provide for multiple housing in the form of apartment housing and/or townhousing. The area includes an integrated linear public open space and walkway, and a minor commercial component.



Civic Centre Area (CC) – Provide for municipal government offices, a library, a museum, an art gallery and other public facilities. Also included are secondary commercial uses and a civic plaza, which provides an open space corridor between the Community Centre and County Hall.

Granada Community Area (GC) – Maintain the existing church site until such time as the site is ready for redevelopment and transition to a primarily medium density residential area with opportunities for neighbourhood commercial uses.

Park Centre Hotel Area (PCH) – Facilitate the redevelopment of the existing hotel to provide for a mixed-use area with opportunities for commercial uses and residential uses.

Park Plaza Area (PP) – Provide the opportunity for existing commercial uses to remain and for future development to transition to a primarily residential area with opportunities for neighbourhood commercial uses.

Sherwood Care Area (SC) – Facilitate the continued use of the existing long term care facility and opportunities for supporting uses or expansions.

Sherwood Drive Commercial Area (SDC) – Facilitate the existing commercial uses until redevelopment of the site as a mixed-use development with street oriented commercial uses and residential uses.

Salisbury High School Area (SHS) – Facilitate the existing educational facility and associated community and recreational uses.

Sherwood Park Mall Commercial Area (SPMC) – Allow for the existing mall to redevelop into a mixed-use urban centre which focuses on larger commercial uses with opportunities for residential uses.

Sherwood Park Mall Main Street Area (SPMMS) – Create a main street with street fronting commercial uses at-grade, and the opportunity for residential uses and office uses above.

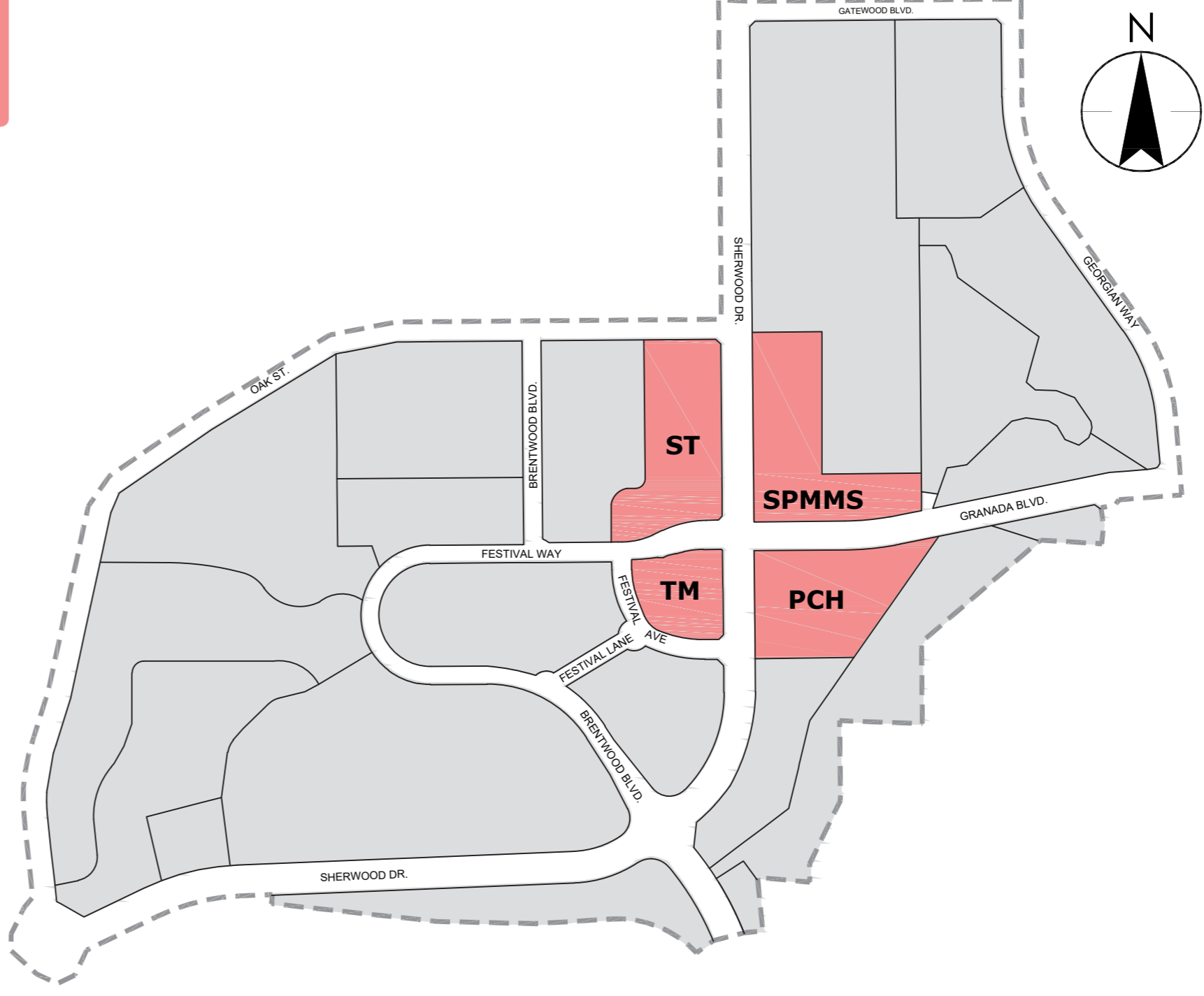
Sherwood Park Mall Residential Area (SPMR) – Primarily residential area which provides a transition from the higher density mixed-use urban centre to the existing low density residential zoning district.

St Theresa Area (ST) – Maximize the potential for partnerships between the County, the Catholic School Board and other agencies to enable the creation of a community campus including an education facility and a multitude of compatible uses.

The Market Area (TM) – Provide for a range of commercial uses that help to define the Urban Centre and that service Sherwood Park and beyond. The area includes a pedestrian linkage between the northern Festival Way/Sherwood Drive intersection and the Urban Square.

MAIN STREET POLICY AREA

The Main Street Policy Area is at the heart of the Centre in the Park area and will consist of higher densities with a focus on the provision of dense, mixed-use development oriented toward major pedestrian frontage zones.



MAIN STREET ZONING AREAS

Park Centre Hotel Area (PCH)

- Redevelopment to provide for a mixed use area with opportunities for commercial and residential uses
- Active transportation connection from Sherwood Drive to the Greenway

St. Theresa Area (ST)

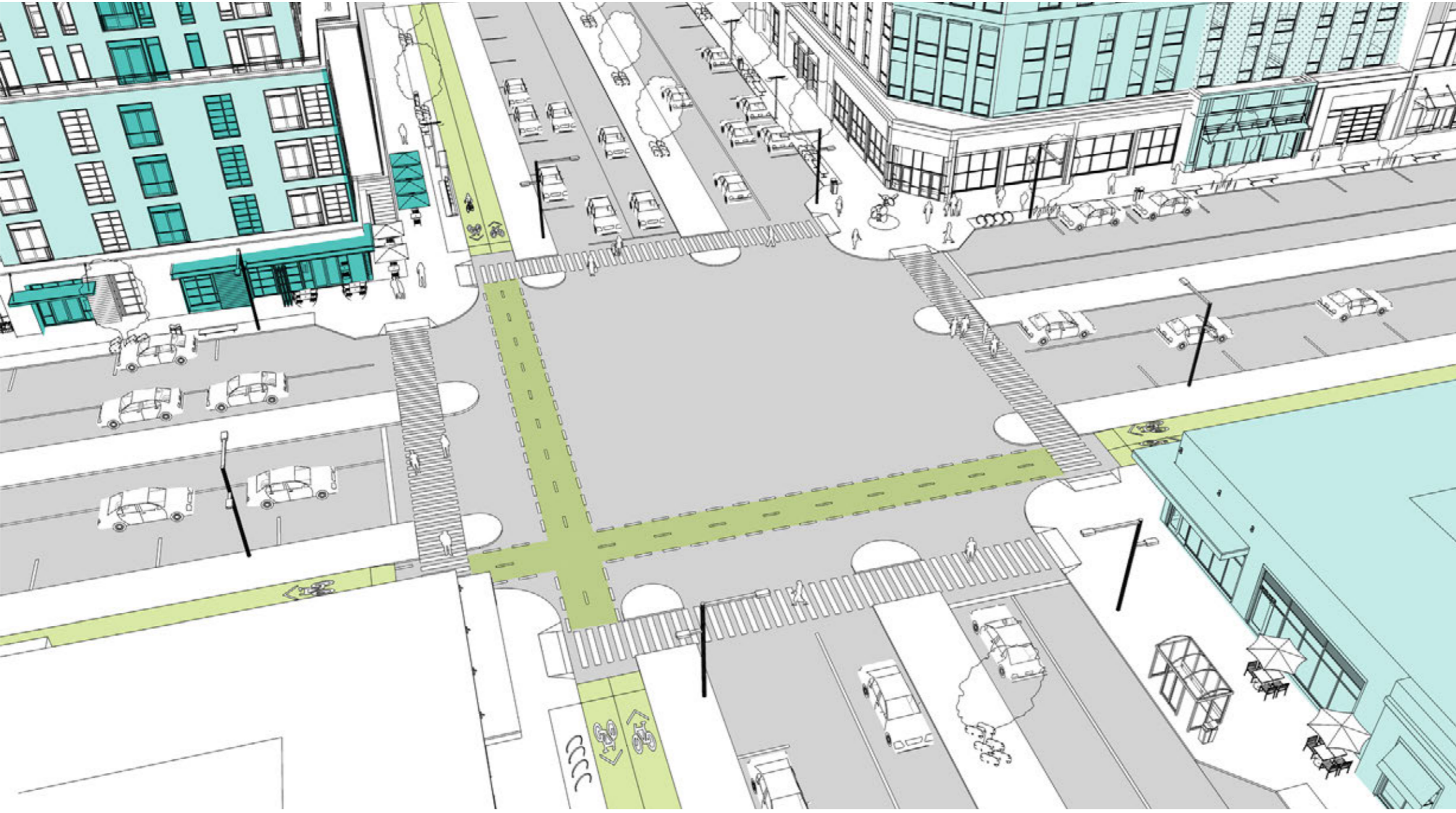
- Partnerships between the County, the Catholic School Board and other agencies
- Community campus including an education facility and a multitude of compatible uses

Sherwood Park Mall Main Street Area (SPMMS)

- Street fronting commercial uses at grade with residential uses and office uses above

The Market Area (TM)

- Range of commercial uses
- Pedestrian linkage between the northern Festival Way/Sherwood Drive intersection and the Urban Square

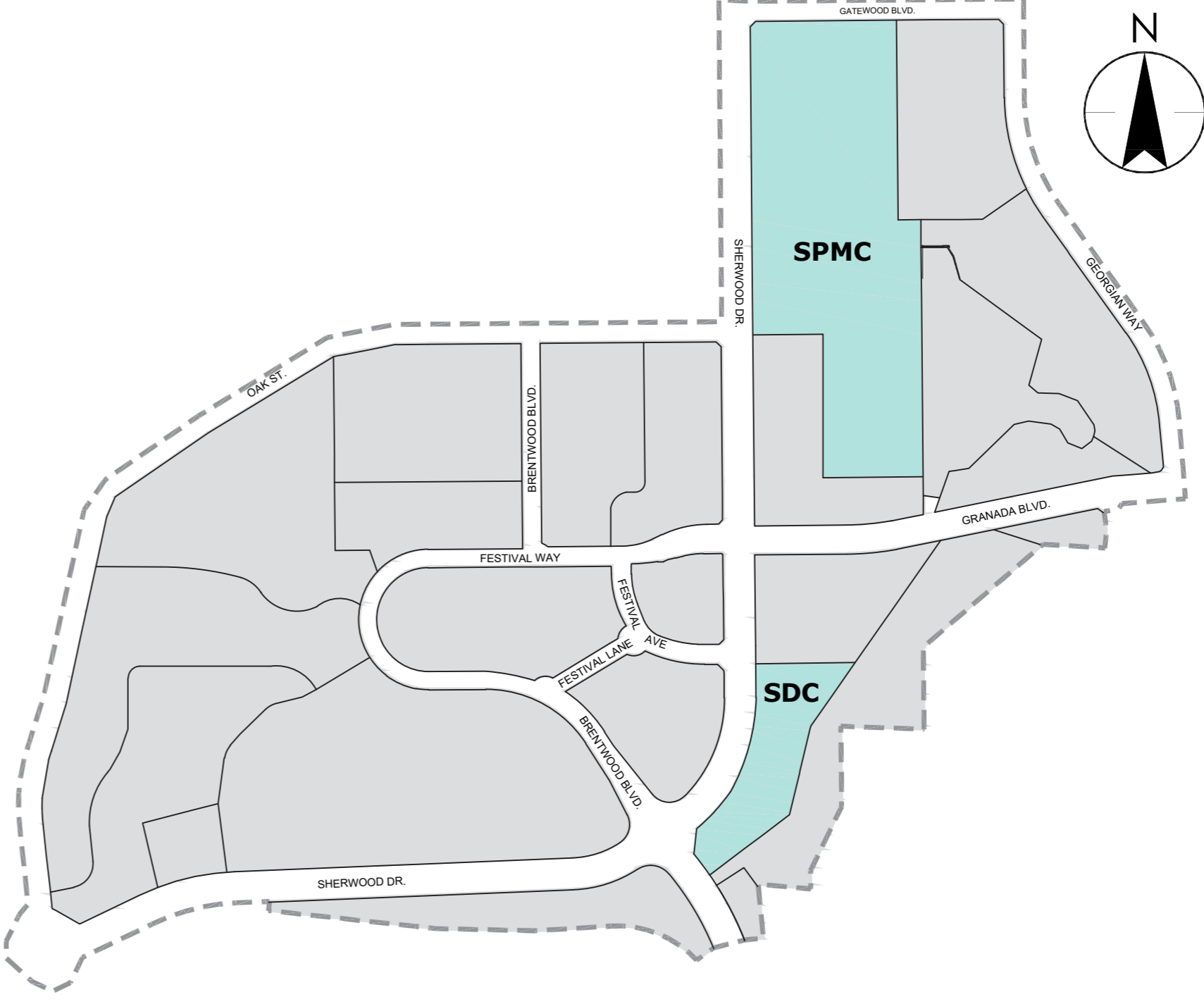


WANT TO KNOW MORE?

More detail is available in the Area Redevelopment Plan and the Land Use Bylaw. Printed copies of both are available here today or online at: www.strathcona.ca/CITPupdate

URBAN CENTRE POLICY AREA

The Urban Centre Policy Area will be a high-density area with a commercial focus that provides opportunity for infill of surface parking and integrates existing development until such time as redevelopment occurs.



URBAN CENTRE ZONING AREA

Sherwood Park Mall Commercial Area (SPMC)

- Existing mall site to redevelop into a mixed-use urban centre
- Larger commercial uses with opportunities for residential uses

Sherwood Drive Commercial Area (SDC)

- Facilitate existing commercial uses until redevelopment of site as mixed use development
- Street oriented commercial uses and residential uses

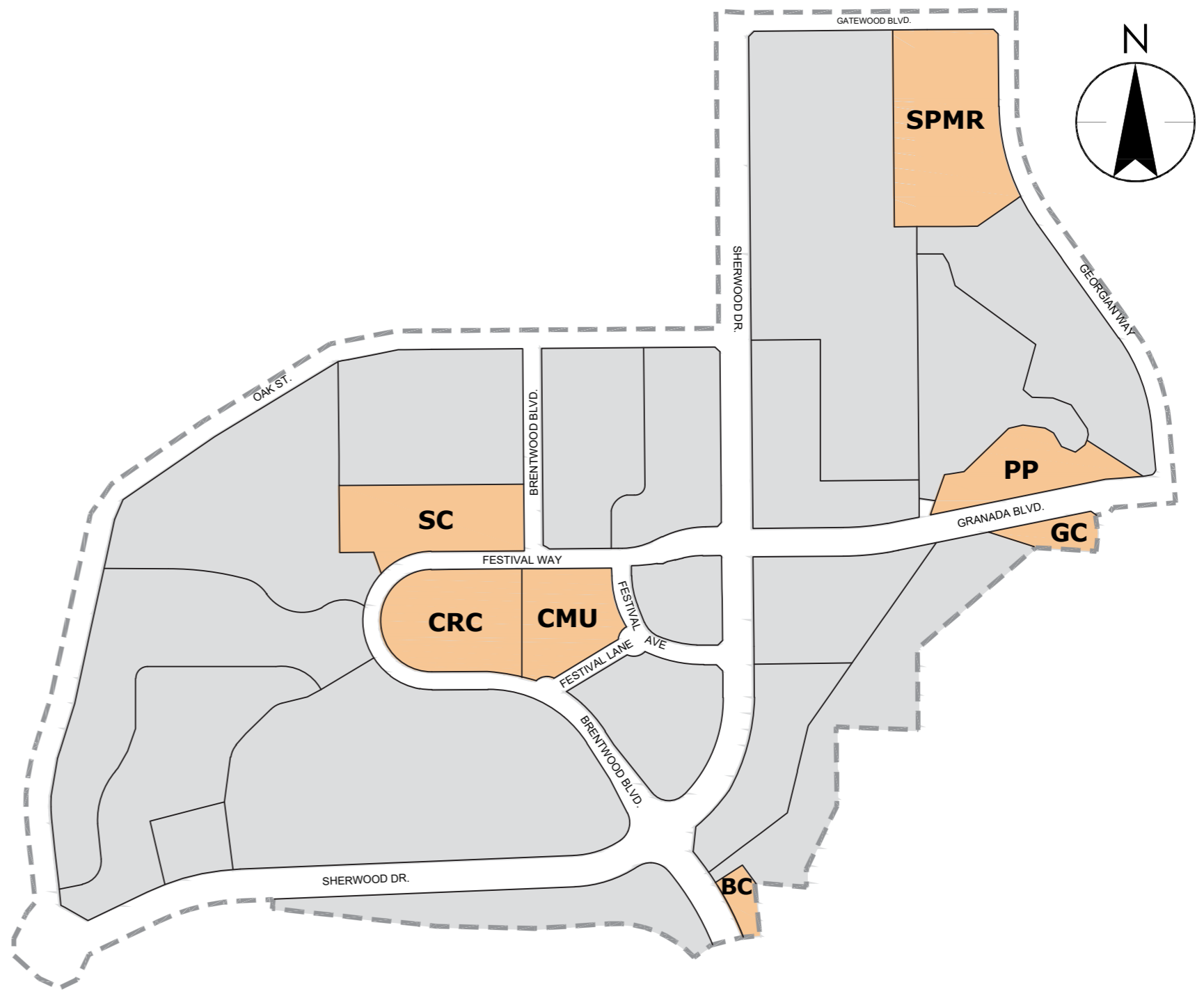


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COMMUNITY POLICY AREA

Provide opportunities for residential uses and supportive commercial and community services that meet the daily needs of residents.



COMMUNITY ZONING AREAS

Brentwood Community Area (BC)

- Facilitate existing commercial uses
- Redevelopment as community service, commercial, residential or mixed-use development

Central Mixed-Use Area (CMU)

- Mix of commercial uses and residential
- Urban Square and the public pathway connecting to residential area

Sherwood Care Area (SC)

- Facilitate existing long term care facility use
- Opportunities for supporting uses or expansions

Central Residential Condo Area (CRC)

- Multiple housing in the form of apartment housing
- Integrated public open space and walkway
- Minor mixed-use component

Park Plaza Area (PP)

- Existing commercial uses remain
- Transition to residential with opportunities for neighbourhood commercial uses

Granada Community Area (GC)

- Maintain existing church site until site ready for redevelopment
- Primarily medium density residential area with opportunities for neighbourhood commercial uses

Sherwood Park Mall Residential Area (SPMR)

- Primarily residential area
- Transition from higher density mixed-use urban centre to existing low density residential

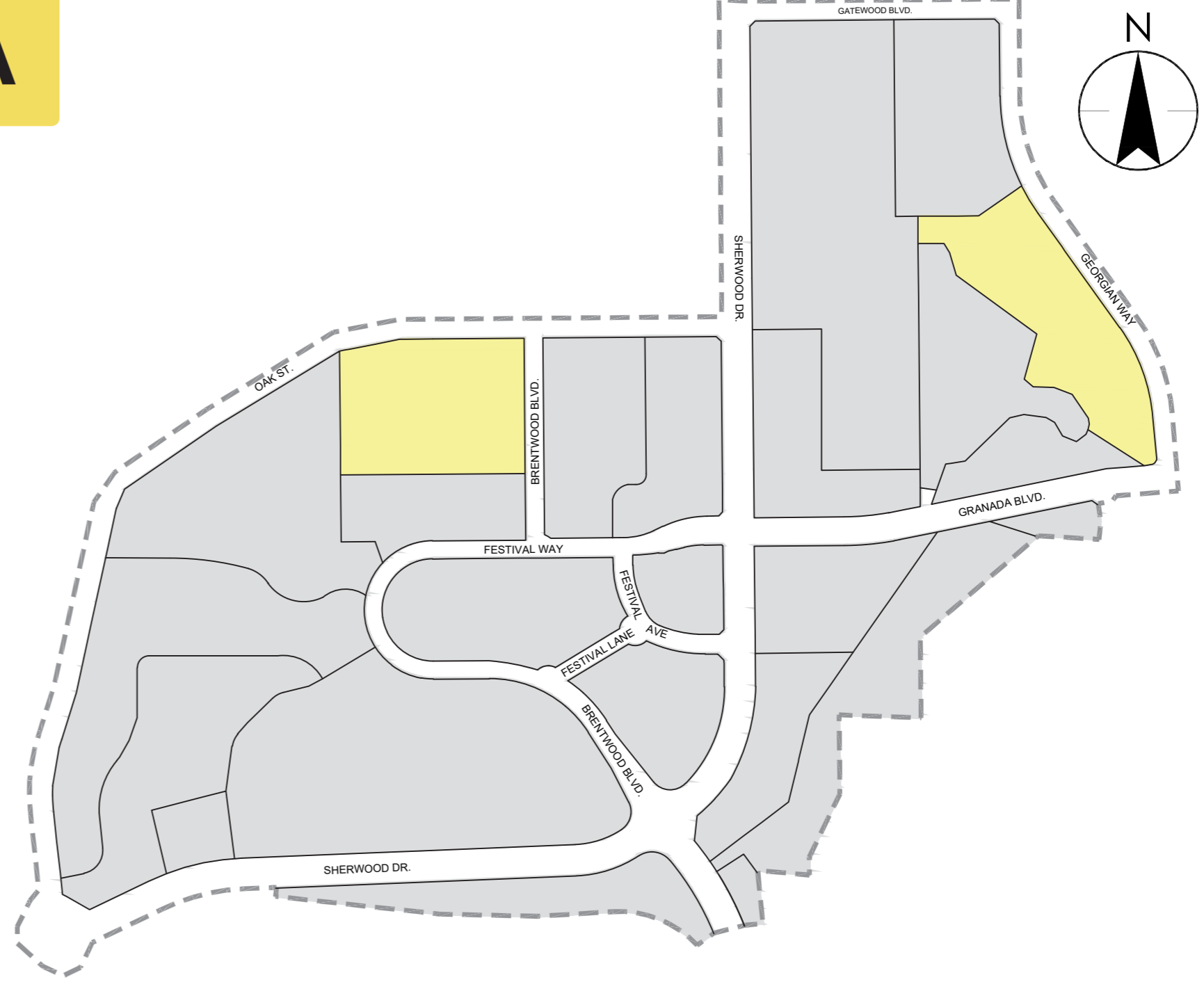


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NEIGHBOURHOOD POLICY AREA

The Neighbourhood Policy Area will provide a variety of residential housing types with accessory live-work and home-based commercial services.



**NEIGHBOURHOOD ZONING AREAS
(EXISTING ZONING DISTRICT)**

The Neighbourhood policy area is not being rezoned as part of the Centre in the Park ARP Process. The existing zoning of R3-Low to Medium Density Multiple Residential will remain in place as it already meets the intent of the Area Redevelopment Plan policies for a primarily residential area. Any applications for redevelopment beyond what is currently allowed for in the existing zoning would require further public consultation.



WANT TO KNOW MORE?

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PUBLIC SERVICE POLICY AREA

The Public Service Policy Area will continue to serve the public service needs of the community and provide opportunities for year-round programmable indoor space and additional sub-regional services.

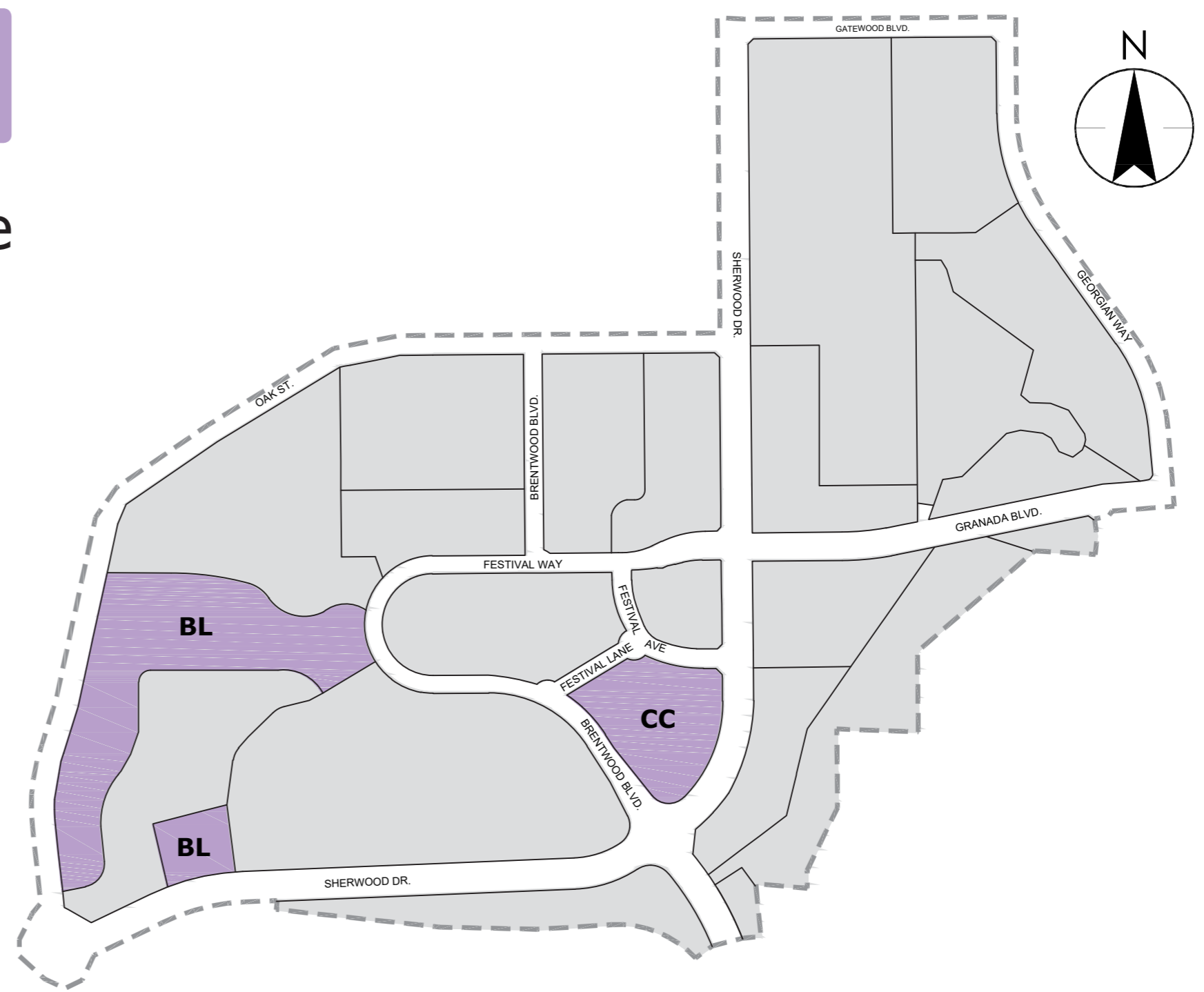
PUBLIC SERVICE ZONING AREAS

Broadmoor Lake Area (BL)

- Ongoing destination for recreational activities, festivals and passive and active uses

Civic Centre Area (CC)

- Municipal government offices, a library, a museum, an art gallery and other public facilities
- Secondary commercial uses
- Civic Promenade, provides an open space corridor between the Urban Square and County Hall



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INSTITUTIONAL POLICY AREA

The Institutional Policy Area will continue to accommodate the operations of existing educational facilities and associated green spaces to be used by the educational facilities and the larger community.



INSTITUTIONAL ZONING AREAS

St. Theresa Area (ST)

- Partnerships between the County, the Catholic School Board and other agencies
- Potential for community campus including an education facility and a multitude of compatible uses

Salisbury High School Area (SHS)

- Existing high school and recreational community uses



WANT TO KNOW MORE?

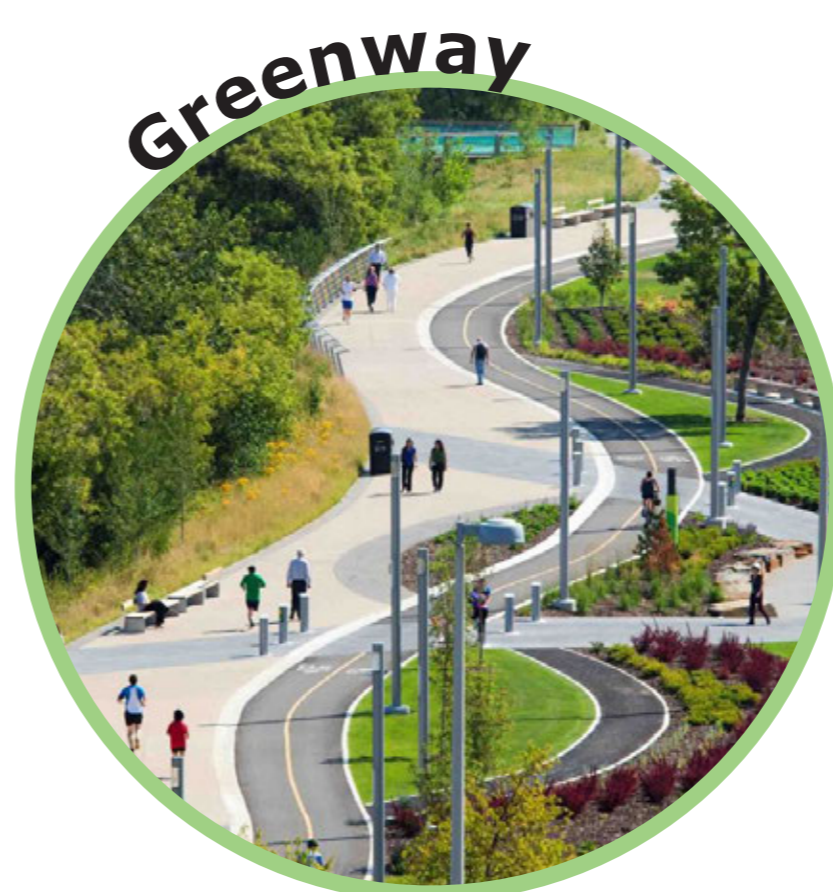
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GREENWAY AND AMENITY SPACES POLICY AREA

The Greenway and Amenity Spaces Policy Area will continue to revitalize and enhance existing amenities and trails to meet the needs of a diverse group of users.



- LEGEND
- Amenity Space
 - Potential Amenity Space Expansions
 - Greenway
 - Existing Storm Pond
 - Green Space
 - Primary Integrated Gathering Space
 - * Landmark Feature
 - ARP Boundary



WANT TO KNOW MORE?

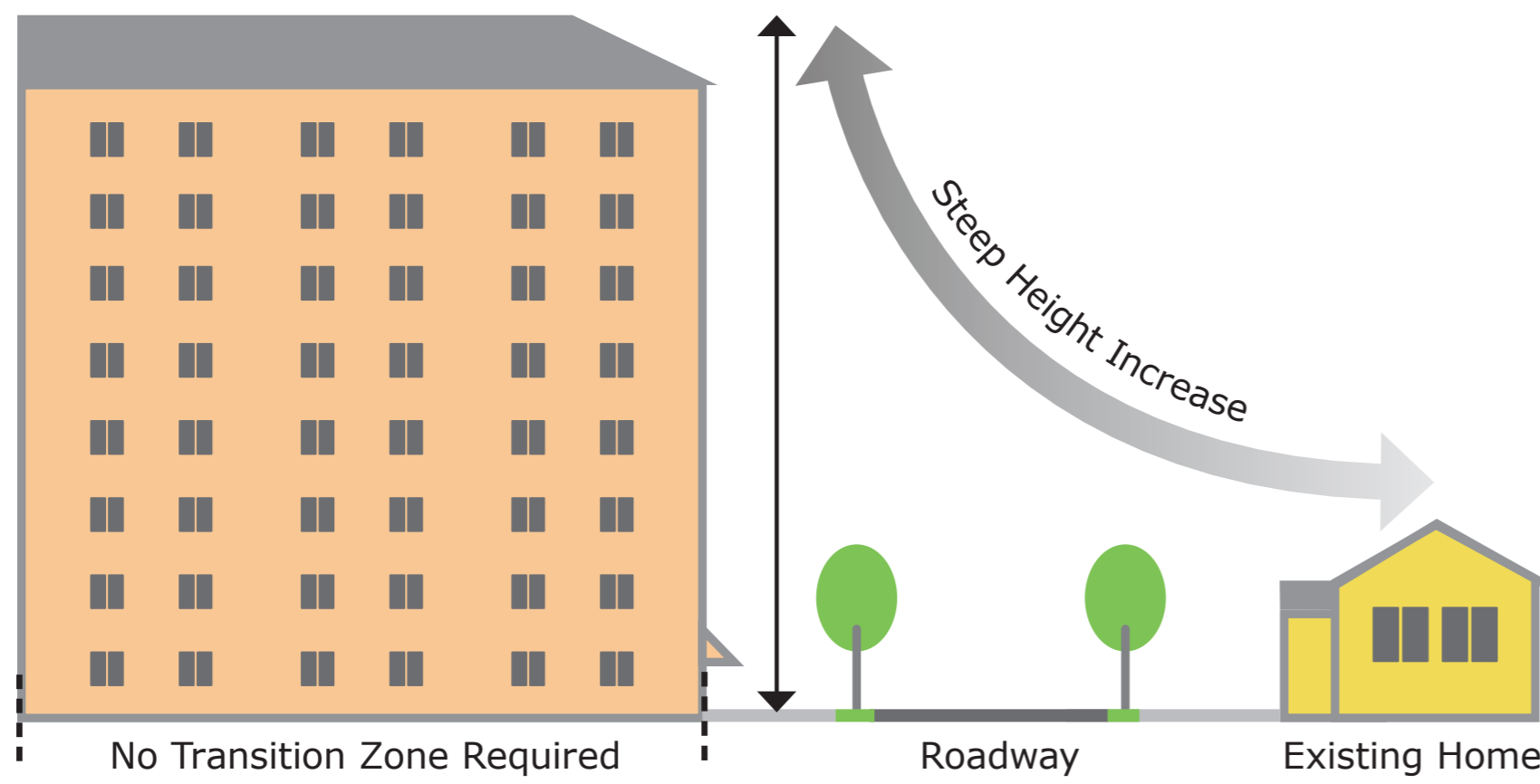
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TRANSITIONS FROM LOW TO HIGHER DENSITIES

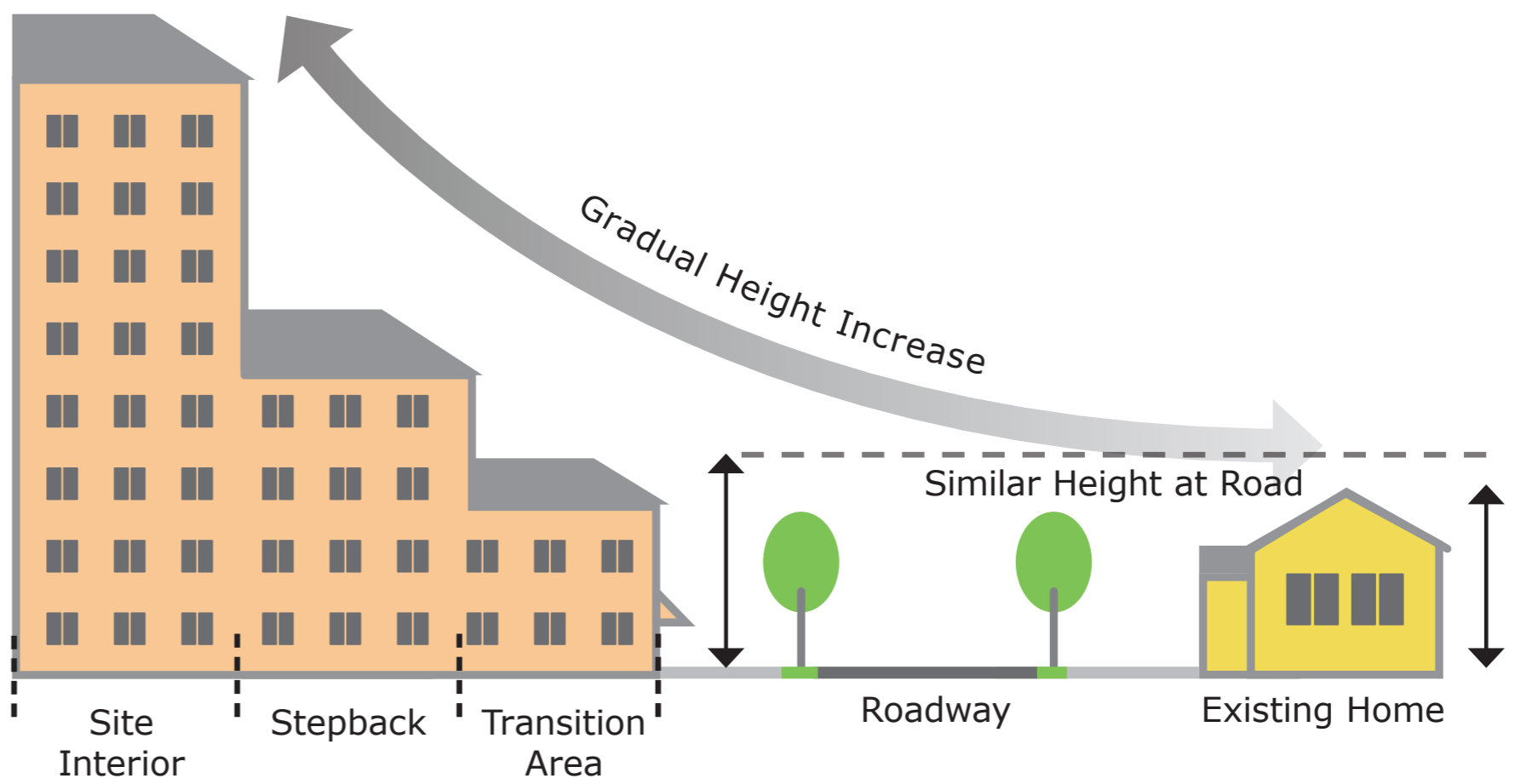
Transition Areas are placed where future higher density development, such as apartments, are located adjacent to existing lower density uses, such as single family homes.

In Transition Areas, buildings provide a shift from low density to higher densities through features such as height and setbacks. Additional setbacks will be used to gradually transition heights.

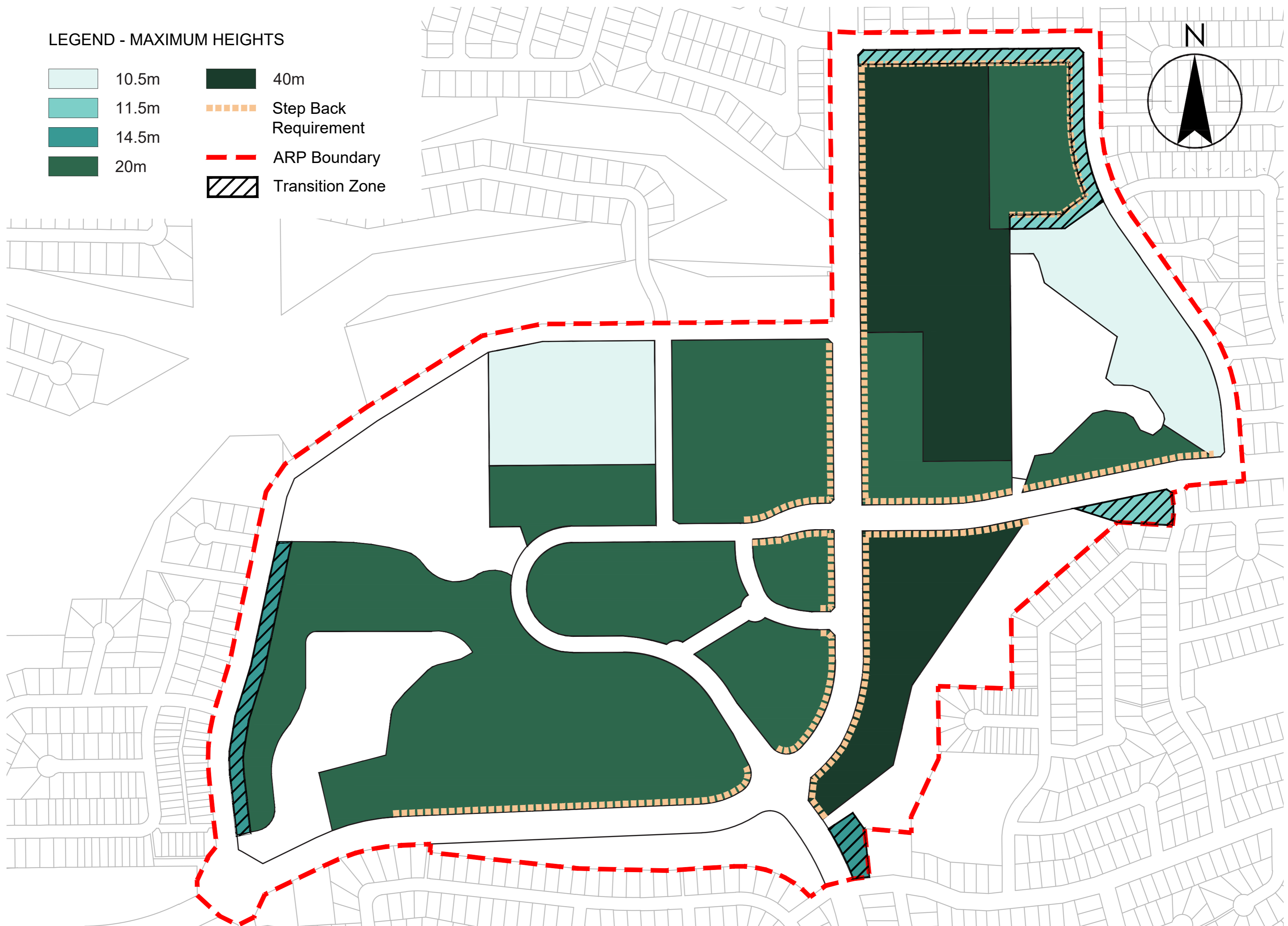
With Current Zoning



With Proposed ARP and Zoning Direction



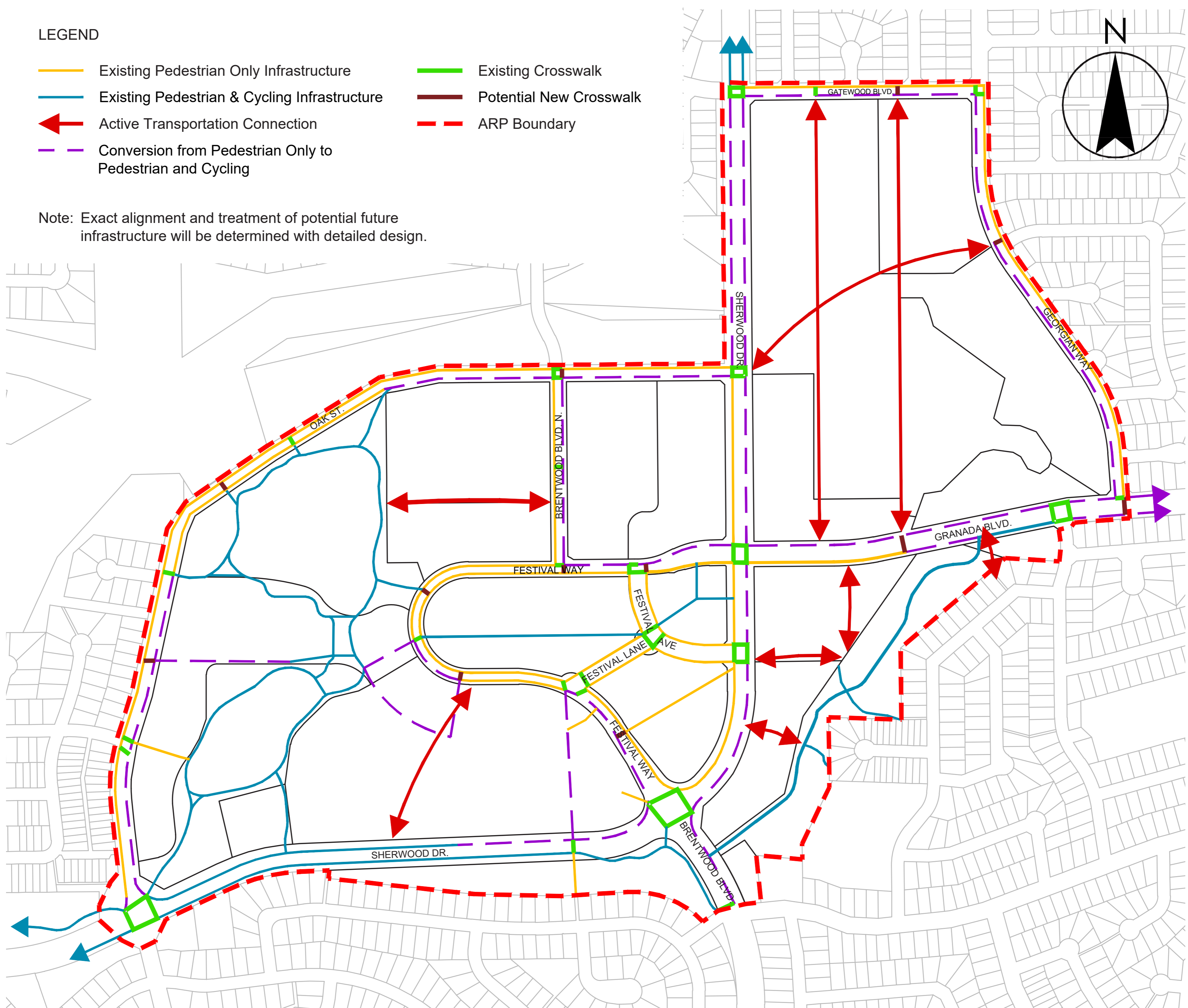
The map below shows the generalized height maximum for the area. Height maximums may vary in select circumstances.



CONNECTIVITY IS A FUNDAMENTAL ELEMENT IN ANY COMMUNITY.

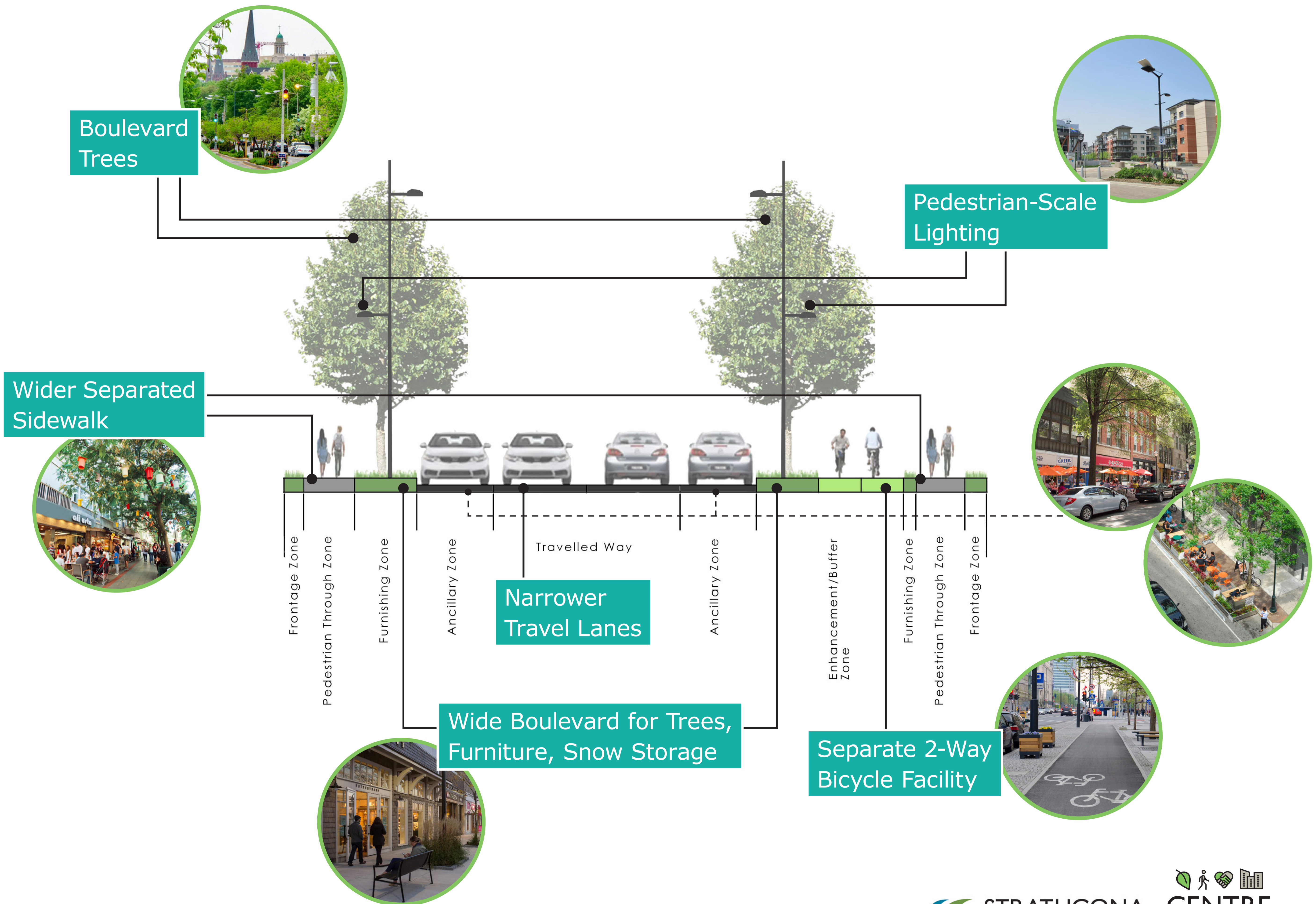
As the area redevelops over time, additional infrastructure will be added to create a walkable community by providing safe pedestrian and cycling modes of travel as well as efficient transit, and easily navigable open spaces.

The existing development within Centre in the Park will be gradually transformed into a compact urban centre. The area will be connected internally as well as with the surrounding community and will be highly accessible by multiple modes of travel.



Note: Exact alignment and treatment of potential future infrastructure will be determined with detailed design.

COMPLETE STREET ELEMENTS

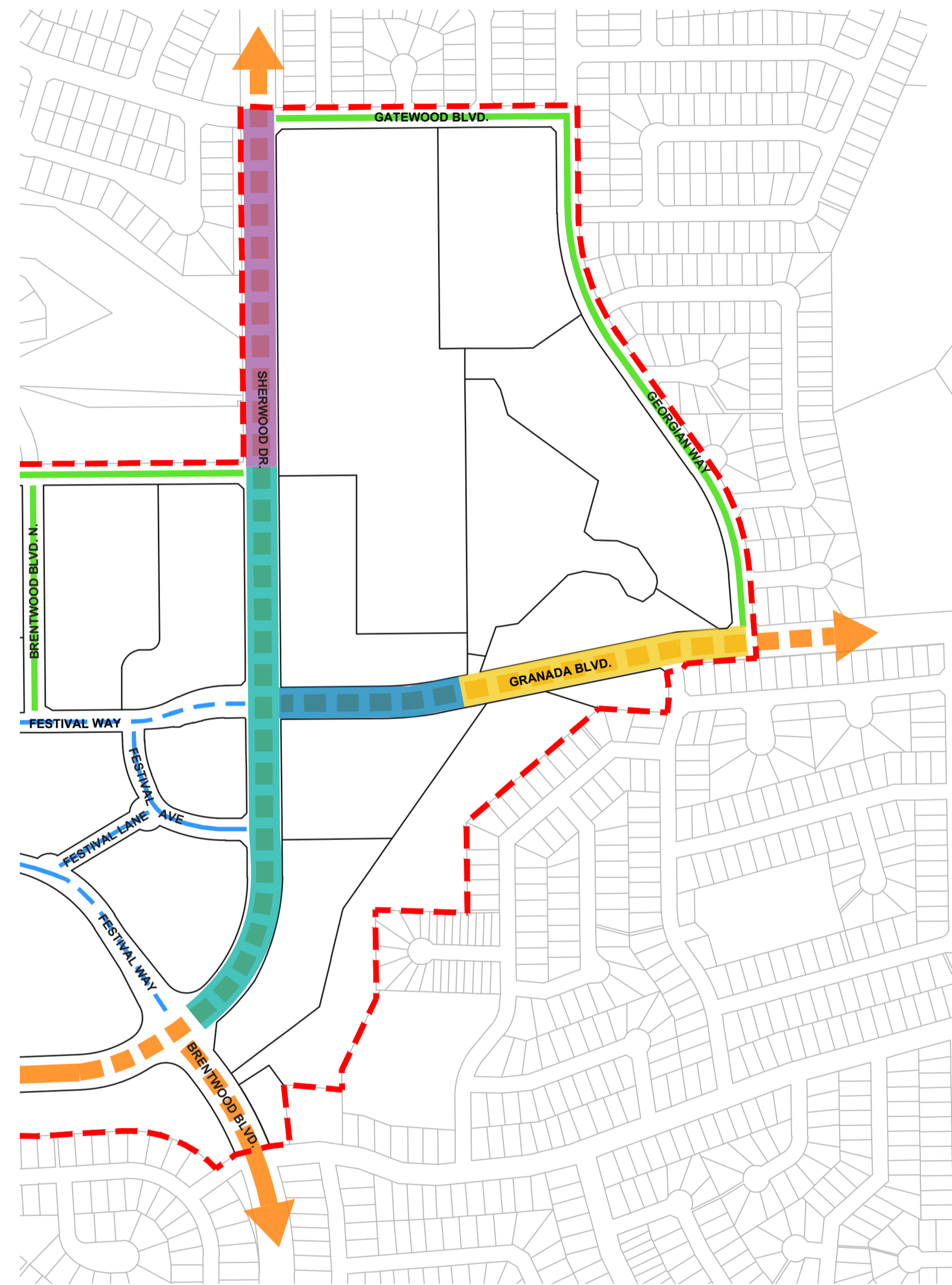


STRATHCONA COUNTY

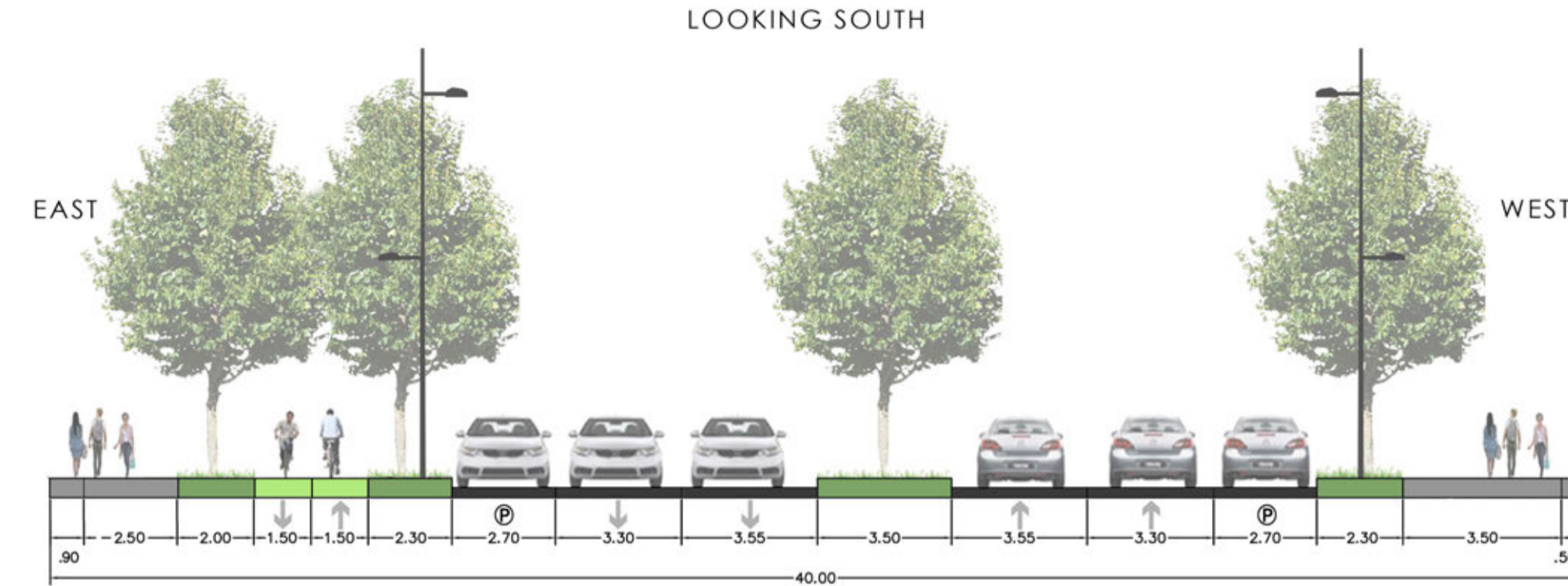


CENTRE IN THE PARK

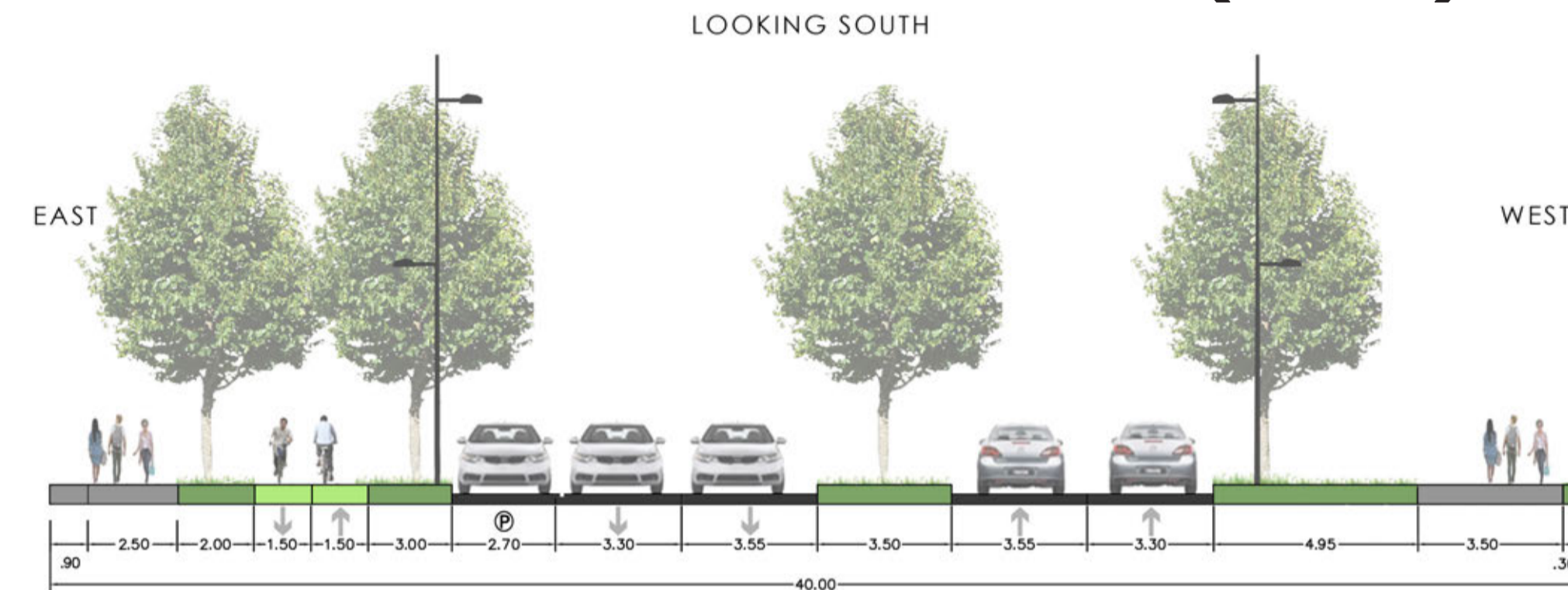
PROPOSED CONCEPTUAL CROSS-SECTIONS (MAIN STREET ARTERIALS)



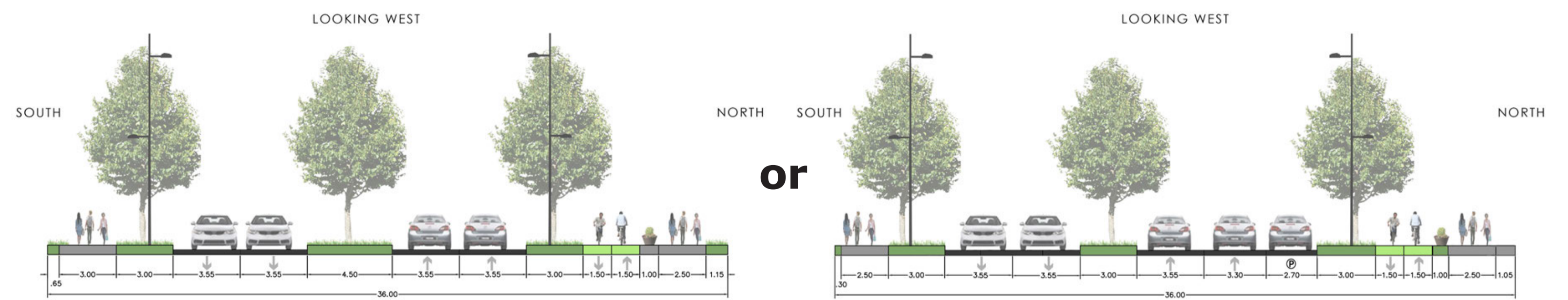
Main Street Arterial (40 m)



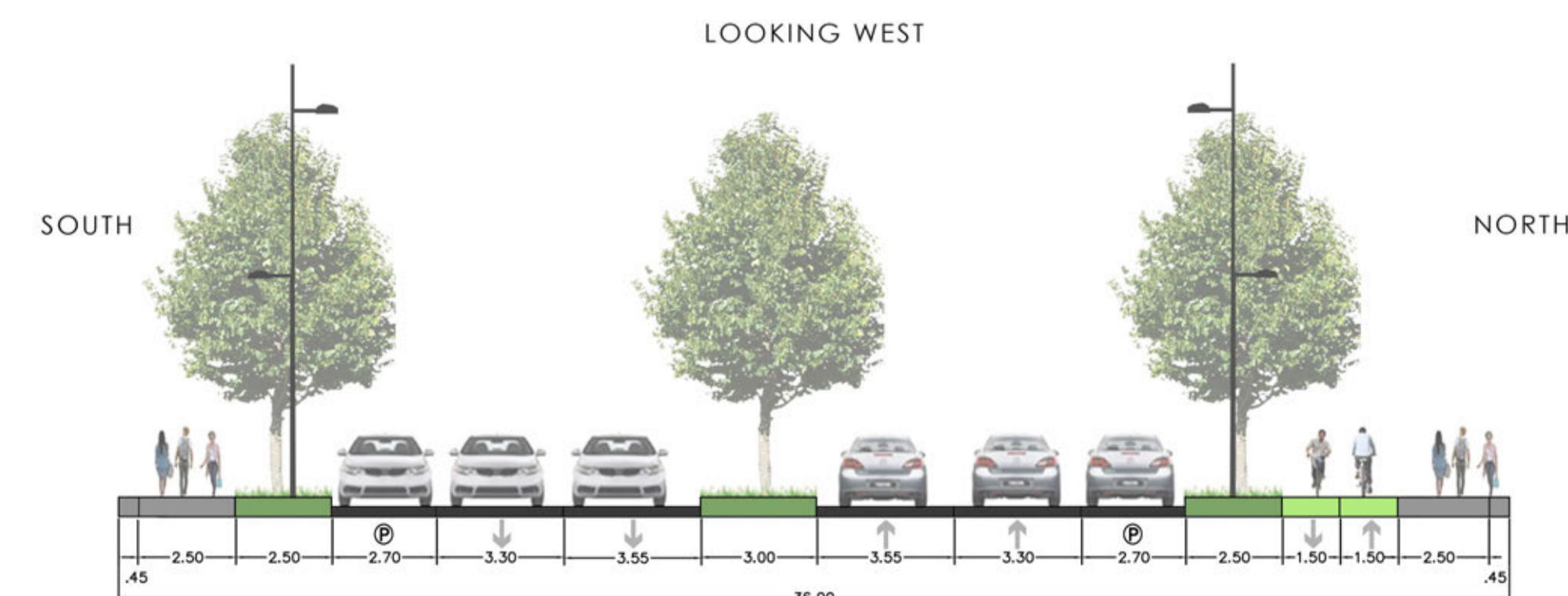
Main Street Arterial (40 m)



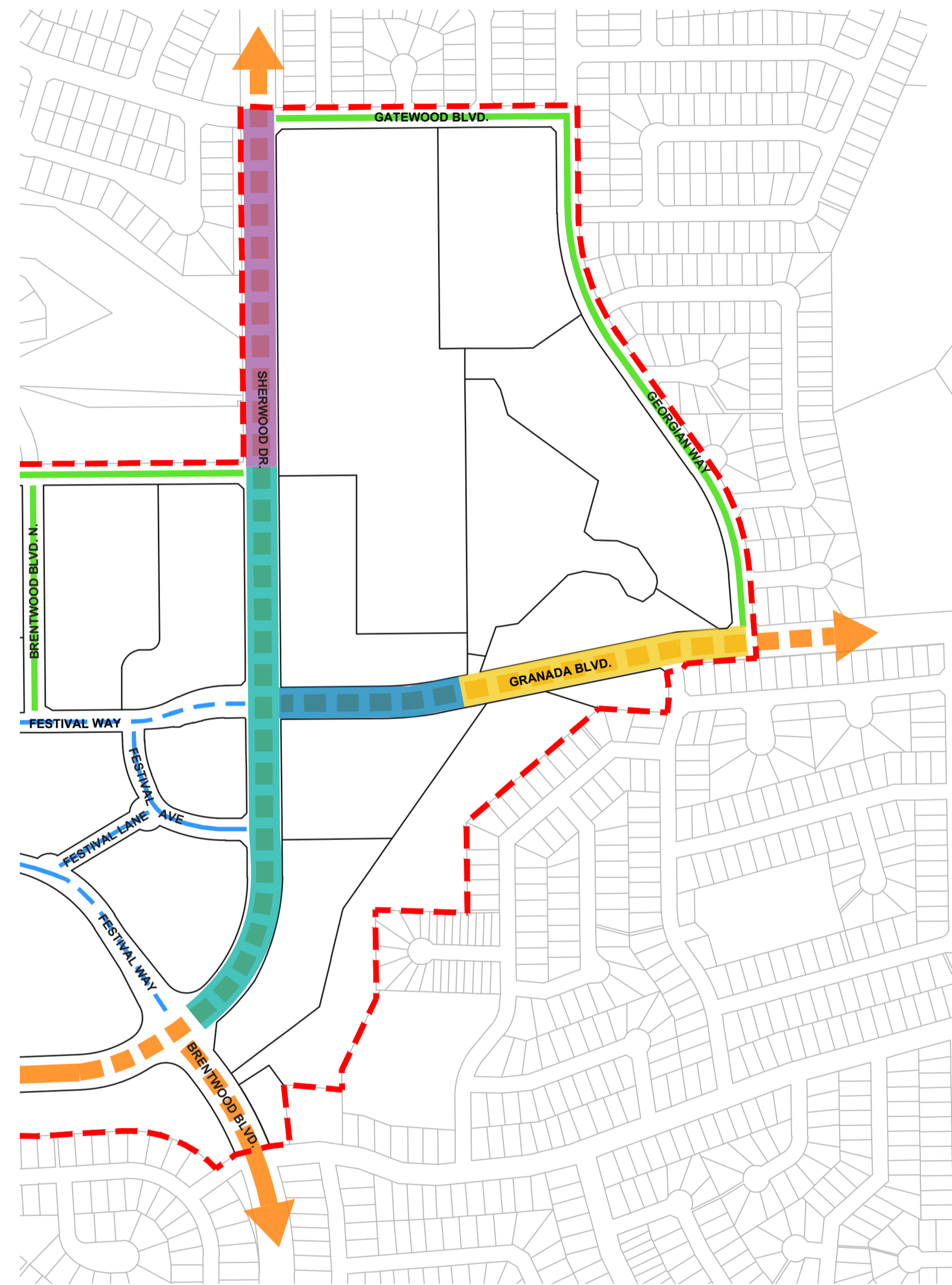
Main Street Arterial (36 m)



Main Street Arterial (36 m)



EXISTING CROSS-SECTIONS (MAIN STREET ARTERIALS)



Main Street Arterial (40 m)



Main Street Arterial (40 m)



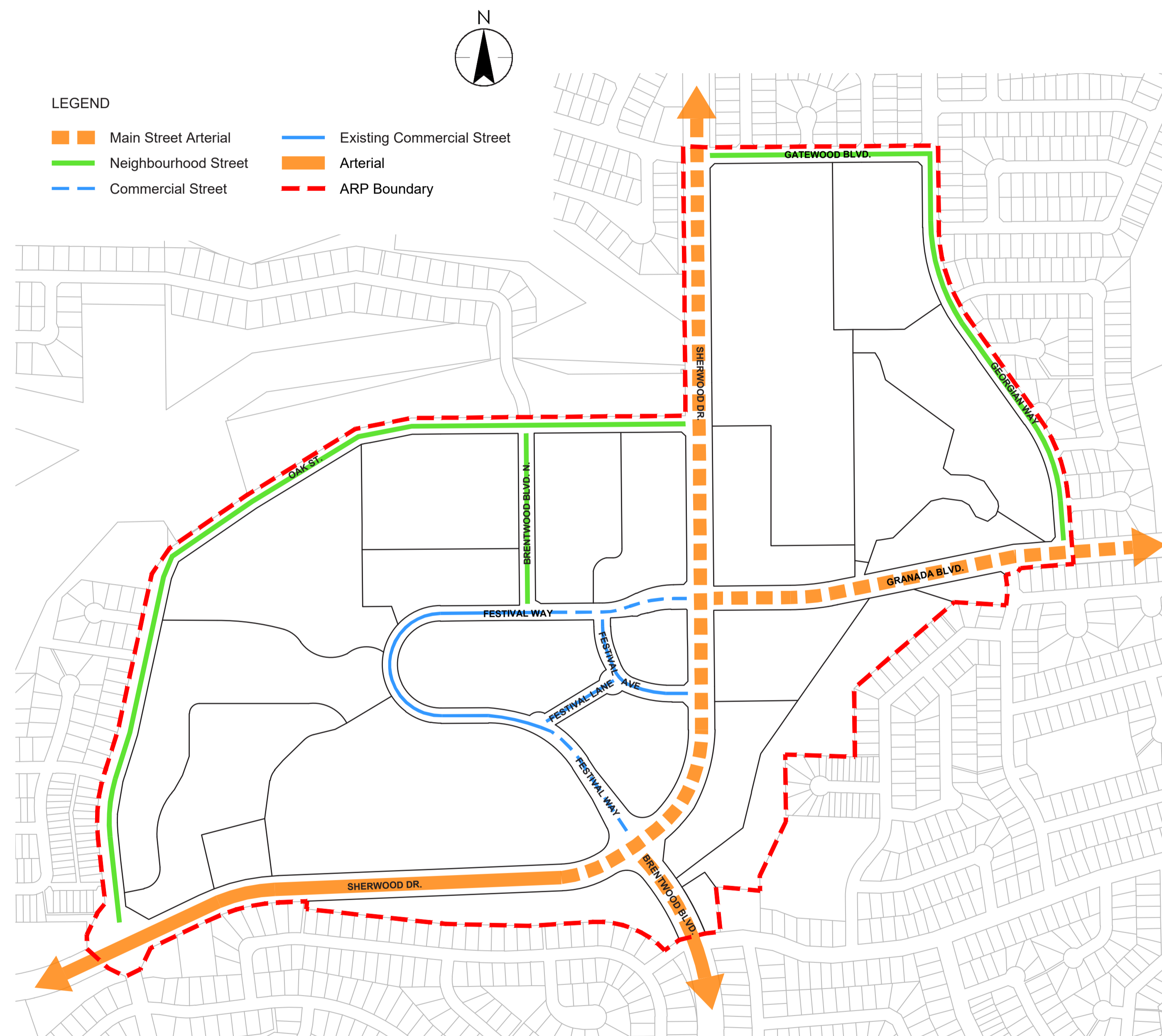
Main Street Arterial (36 m)



Main Street Arterial (36 m)



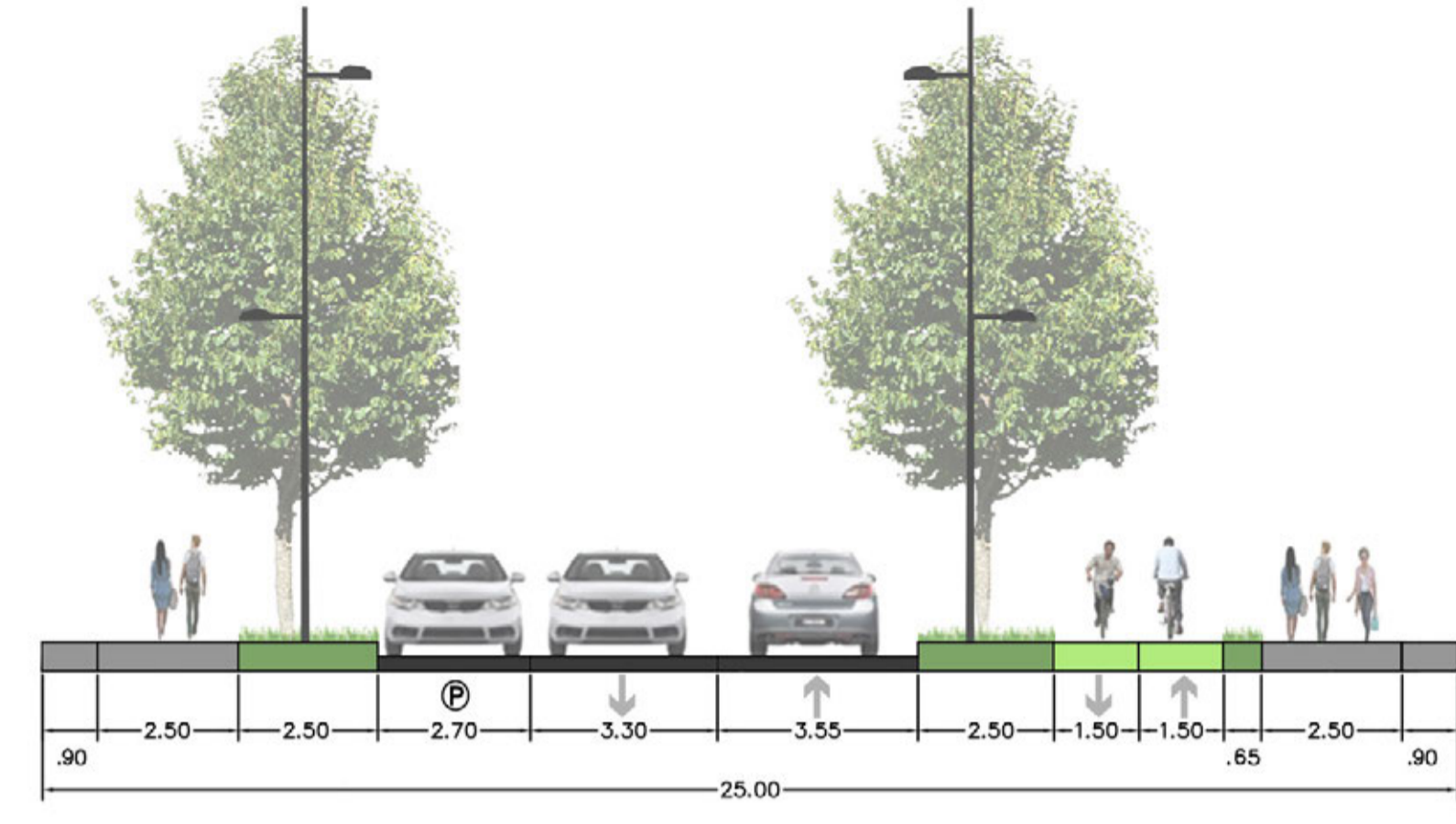
PROPOSED CONCEPTUAL CROSS-SECTIONS (OTHER STREET CLASSES)



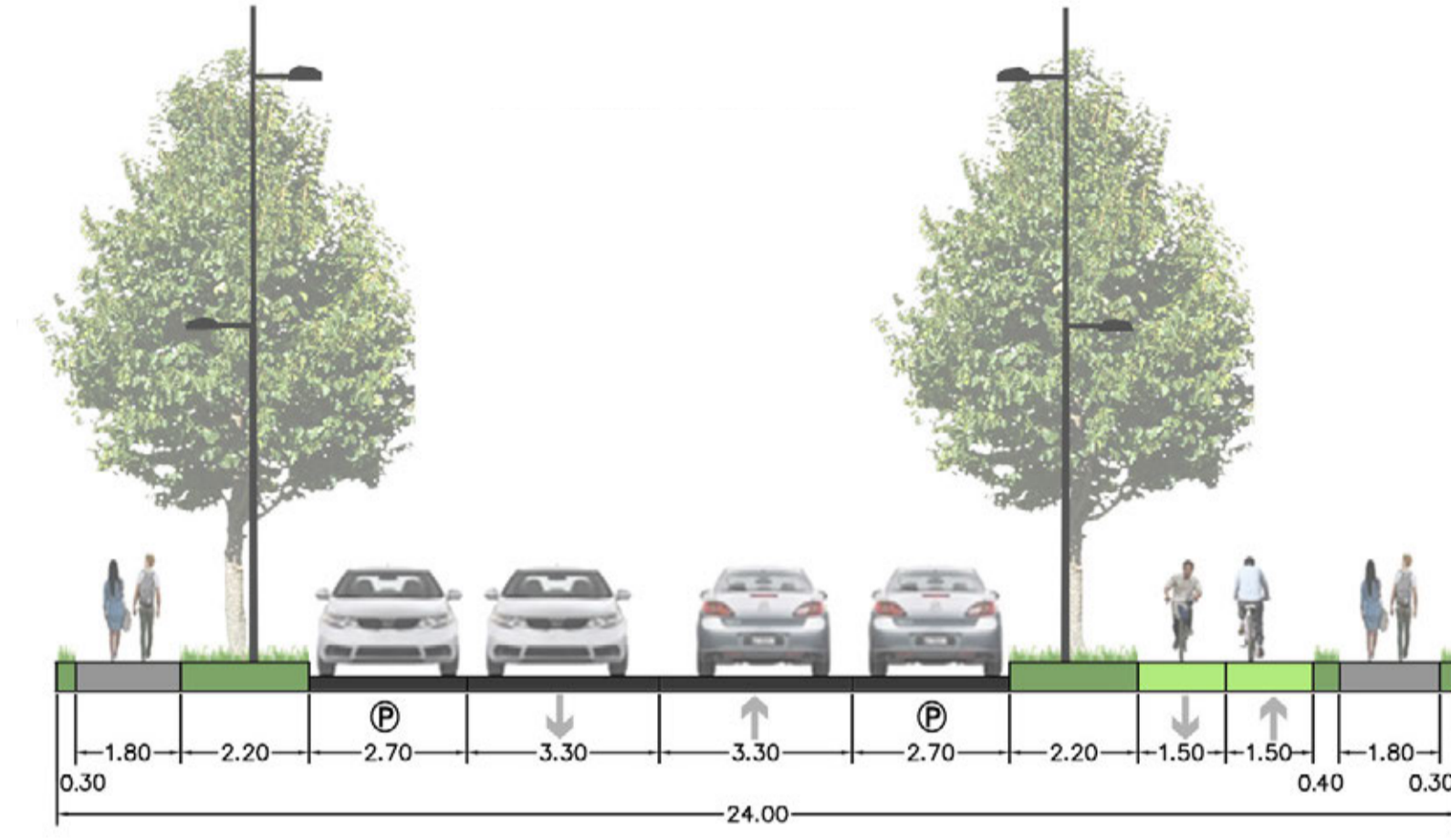
Existing Commercial Street

There are no proposed alterations to the existing cross-sections for existing commercial streets.

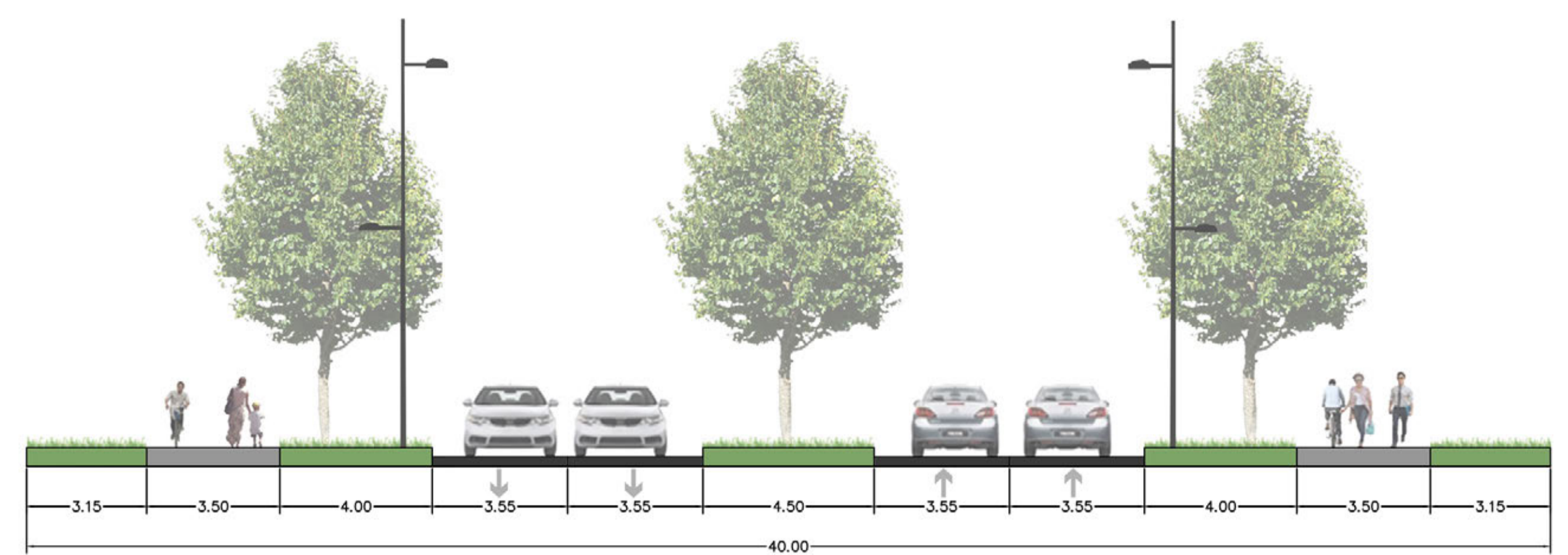
Commercial Street (25 m)



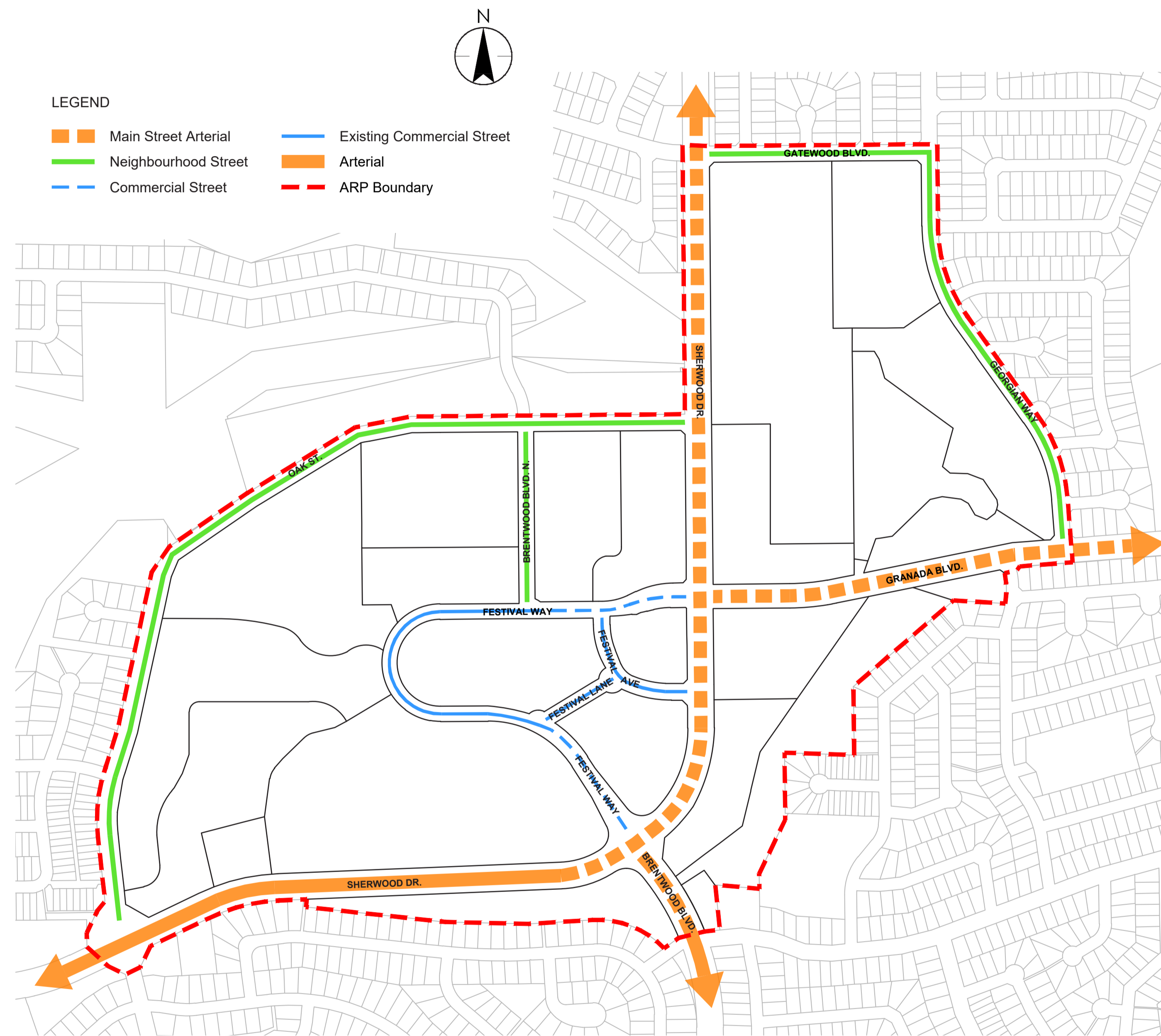
Neighbourhood Street (24 m)



Arterial (40 m)



EXISTING CROSS-SECTIONS (OTHER STREET CLASSES)



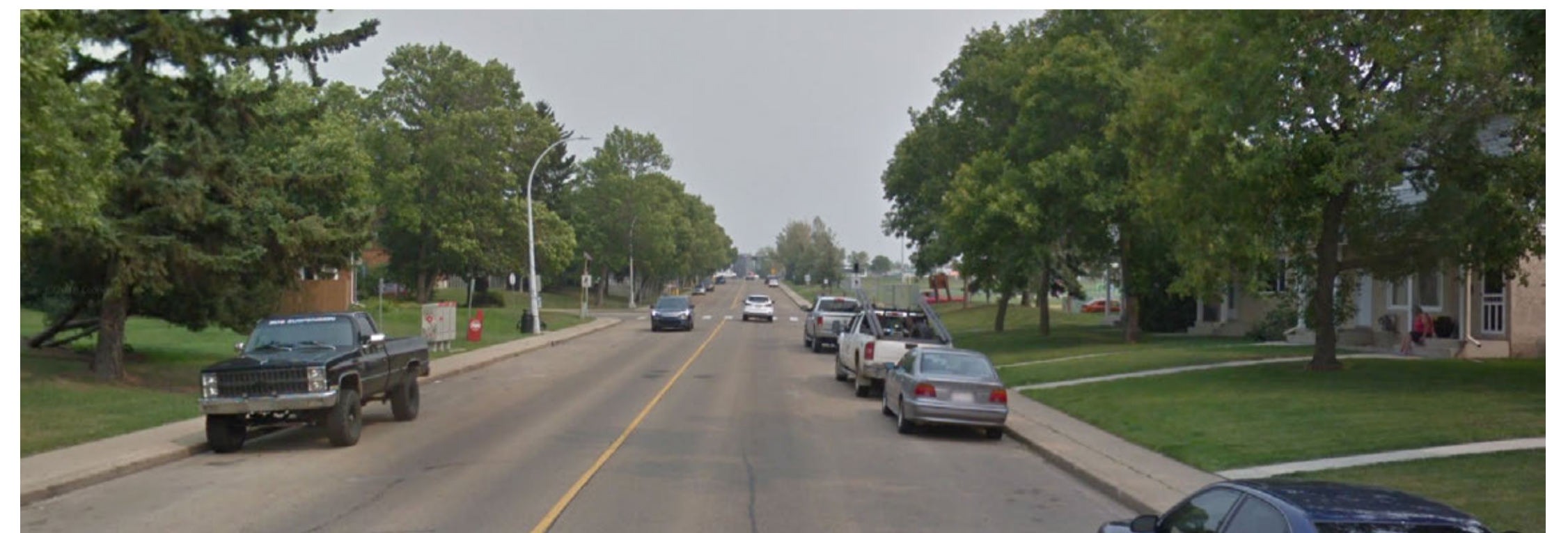
Existing Commercial Street

There are no proposed alterations to the existing cross-sections for existing commercial streets.

Commercial Street (25 m)



Neighbourhood Street (24 m)

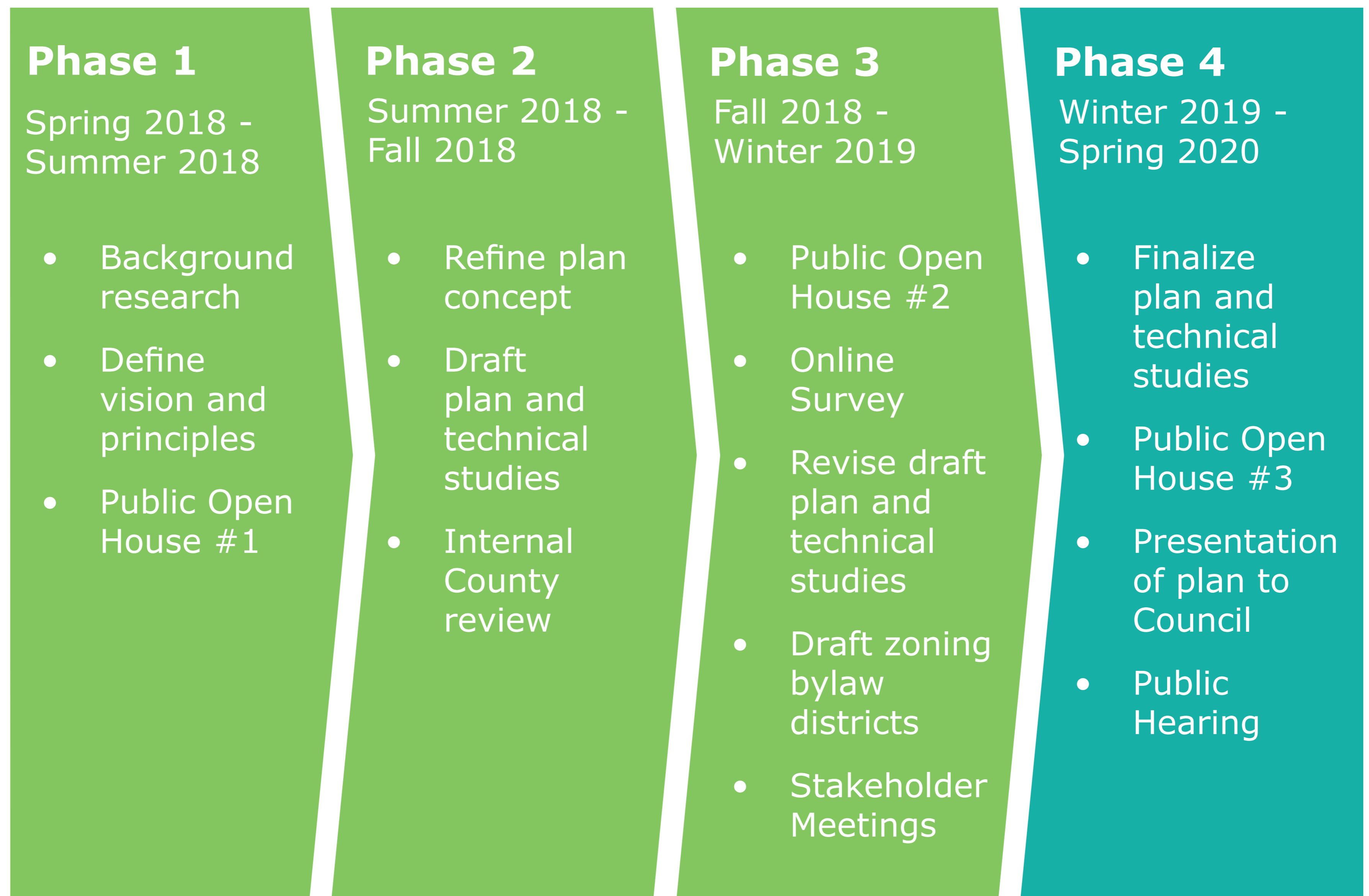


Arterial (40 m)



Thank you for coming!

NEXT STEPS



WE ARE HERE

HAVE COMMENTS? QUESTIONS?

Learn more

www.strathcona.ca/CITPupdate

Talk to our project team

Deanna Cambridge, Strathcona County

phone: 780-464-8079 Deanna.Cambridge@strathcona.ca

Fill out a comment sheet or complete our online survey!