

WELCOME



WELCOME TO THE SECOND CENTRE IN THE PARK PUBLIC OPEN HOUSE

WHY ARE YOU HERE?

To provide feedback on the Area Redevelopment Plan.

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 to align with:

new **Municipal Development Plan**

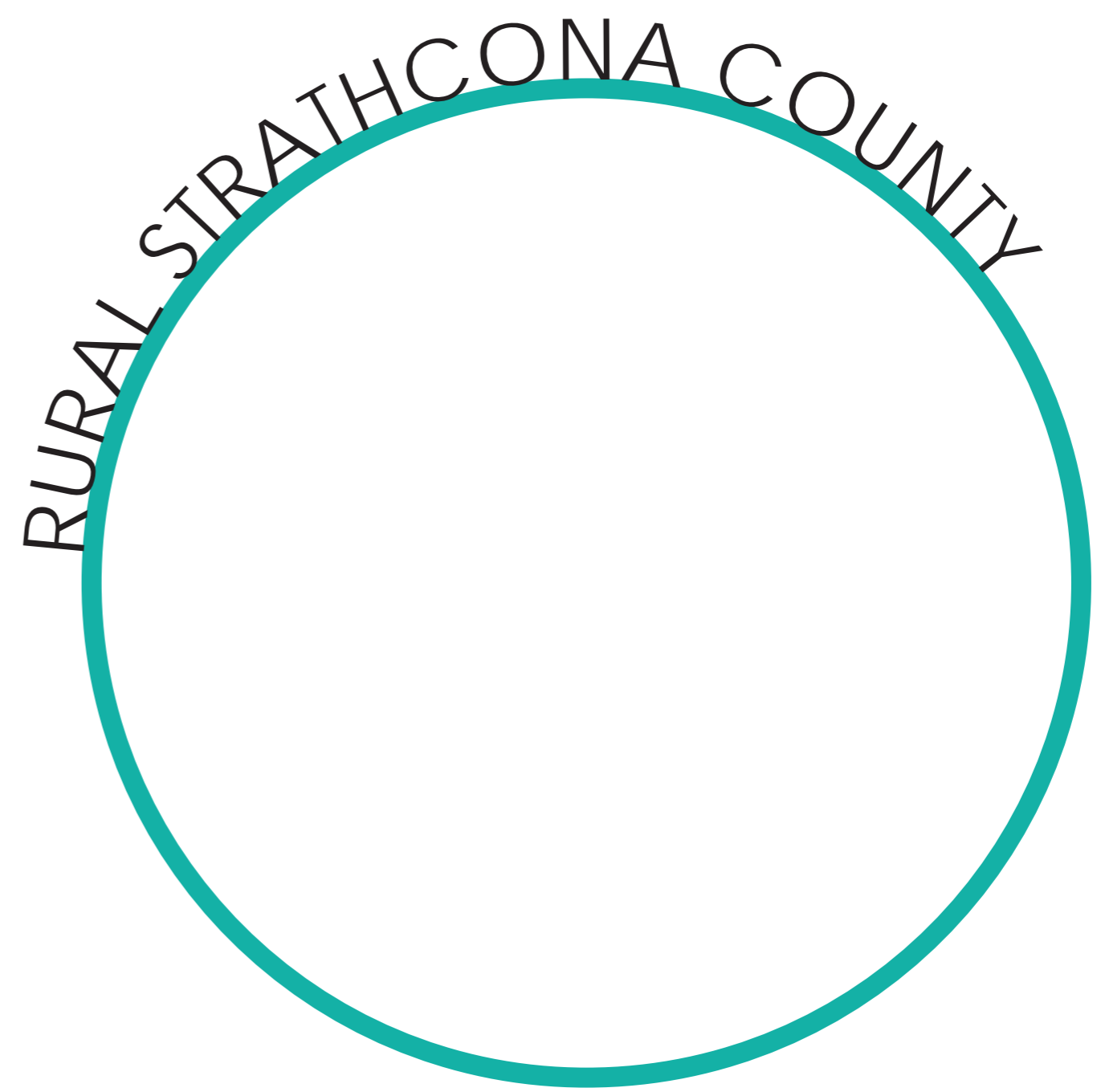
direction from the **Edmonton Metropolitan Region Board**

current **best practices** in urban design

WHERE ARE YOU FROM?



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



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:



This ARP is a living document to guide growth over the next 25 years and considers trends that will influence this area into the future:

25 YEARS

-
- Desire for a downtown / central core for Strathcona County
 - Long-term, regional growth in economic activities
 - Growing demand for more diverse housing options within Sherwood Park and the County
 - Increased desire for urban amenities and a main street shopping experience

DENSITY

Density is measured by the population living within a defined space.

As an Urban Centre, Centre in the Park is required to aspire to the Edmonton Metropolitan Region Board's density target of 100 du/nrha (100 dwelling units per net residential hectare).

The Area Redevelopment Plan aspires to achieve this density target through the development of mixed-use buildings, townhouses, row houses, triplexes, apartments and condominium buildings.

DIVERSITY

A diverse range of development that encourages different interactions with land use, including living, working, playing and recreating.

The Area Redevelopment Plan strives to achieve a mix of development including residential, commercial, institutional, civic and recreational land uses.



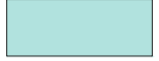

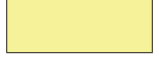




DESIGN

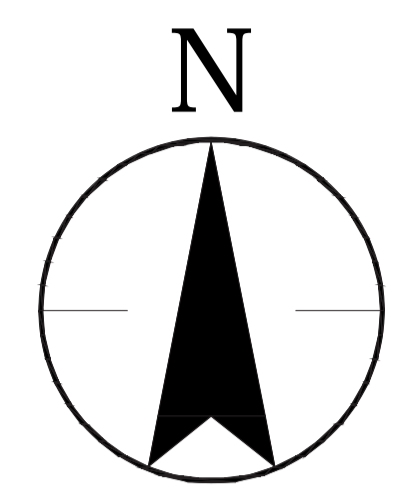
Design determines how people connect with buildings, spaces, and streets.

The Area Redevelopment Plan strives to achieve an attractive, cohesive, and distinct built environment that reinforces compact development, pedestrian-oriented design, transitions and walkability.

ARP POLICY AREAS

LEGEND

| | |
|---|--|
|  Main Street Policy Area |  Community Policy Area |
|  Urban Centre Policy Area |  Major Open Space Policy Area |
|  Neighbourhood Policy Area |  Transition Area |
|  Civic Policy Area |  ARP Boundary |
|  Institutional Policy Area | |



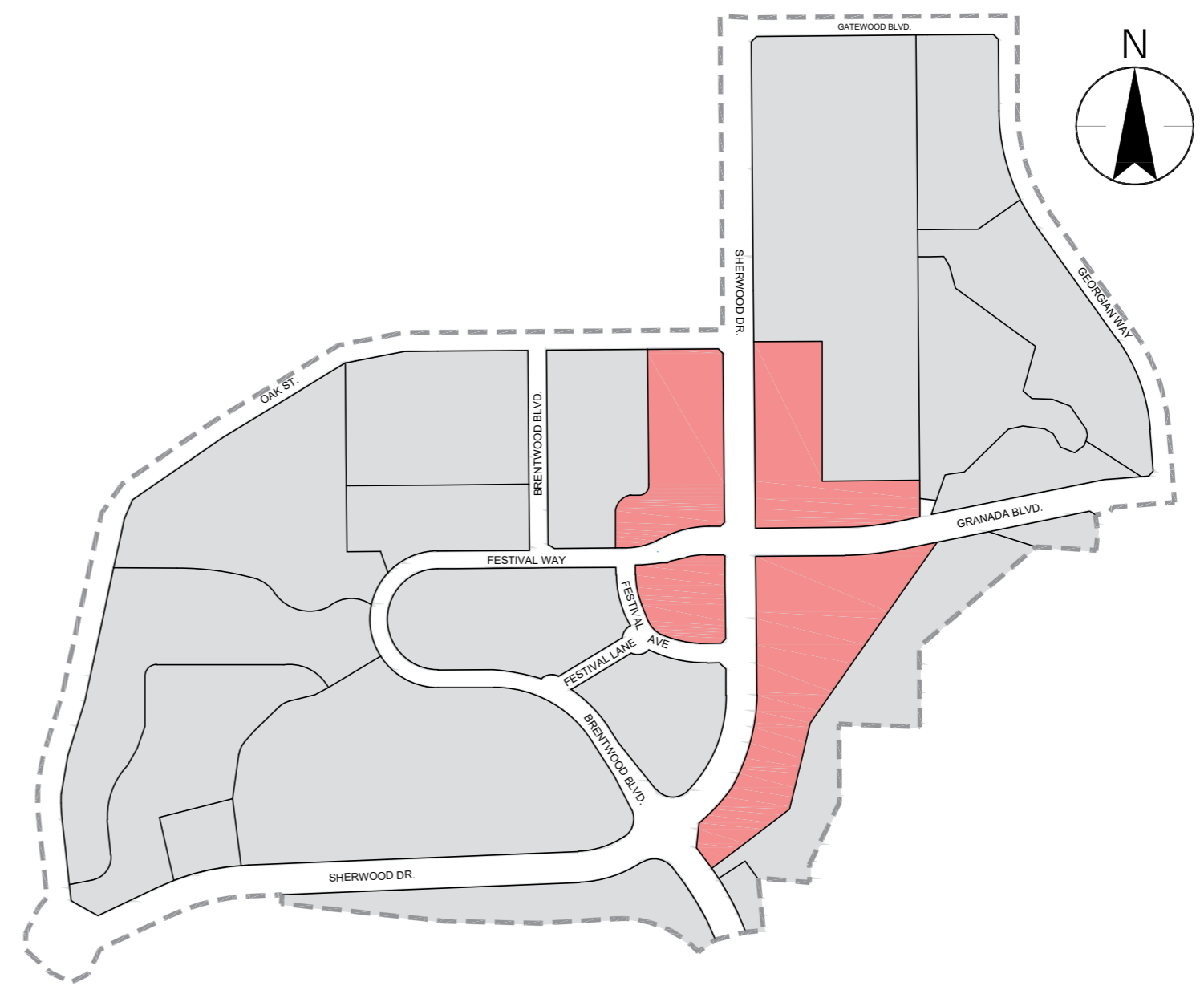
DRAFT

MIXED-USE AREA WITH A FOCUS ON MIXED-USE BUILDINGS

The Main Street Policy Area is focused at the intersection of Granada Boulevard and Sherwood Drive, extending north and south along Sherwood Drive.

The intent for this area is a pedestrian-oriented main street, with commercial fronting Sherwood Drive and opportunities for medium to high density residential development above the ground floor or within larger development areas.

The area will incorporate plazas and pedestrian routes that lead to open spaces. This area will serve as the critical character district within the Centre, establishing the framework that is to be continued throughout the other policy areas.



What could it look like?

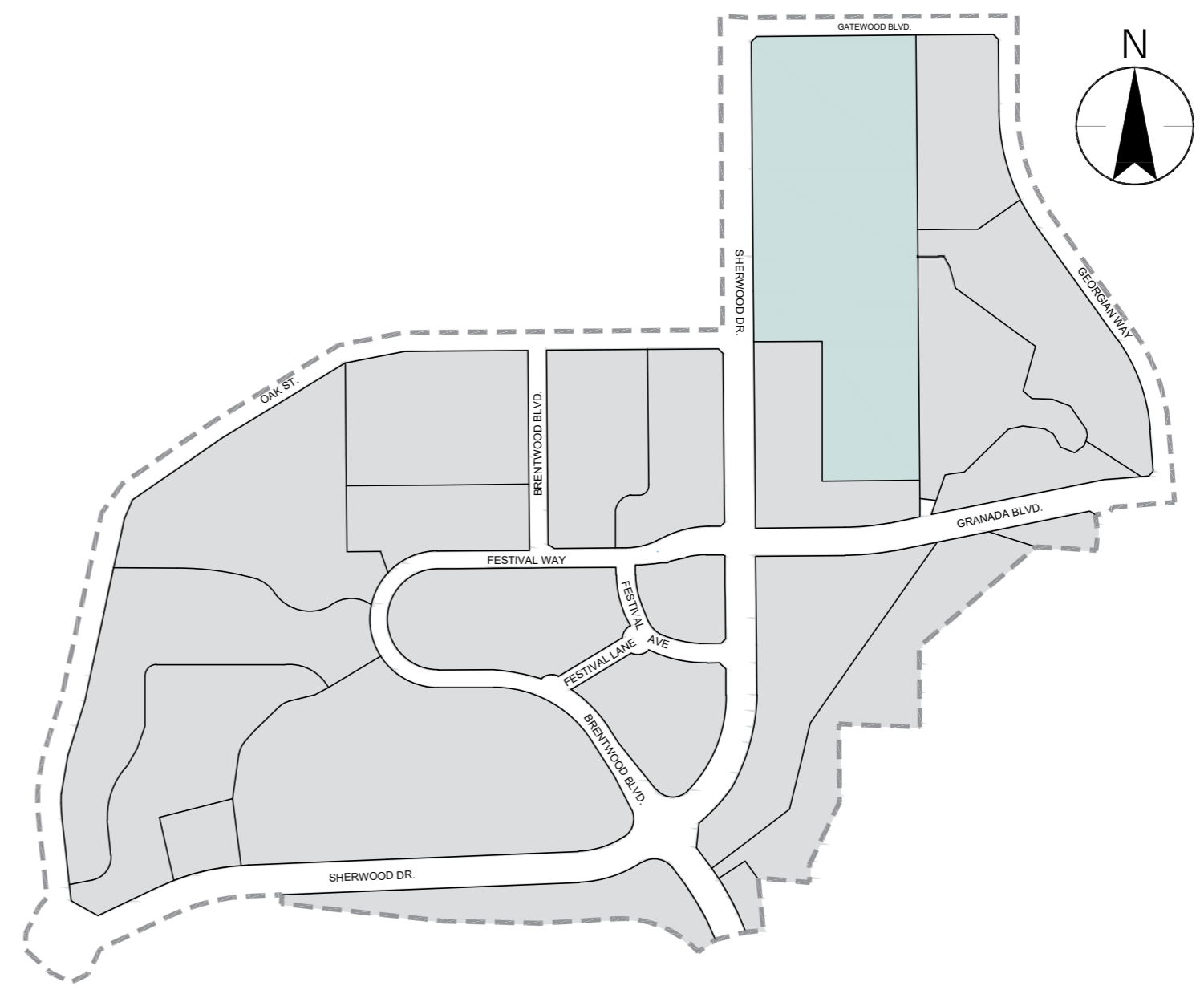


MIXED-USE AREA WITH A FOCUS ON COMMERCIAL BUILDINGS

The Urban Centre Policy Area applies to a large area of land in the north-central portion of the plan area currently occupied by Sherwood Park Mall.

This is intended to provide for commercial-focused mixed-use development that may also include large-format commercial uses with an urban character and standalone residential uses.

This area has the greatest opportunity for high density development.



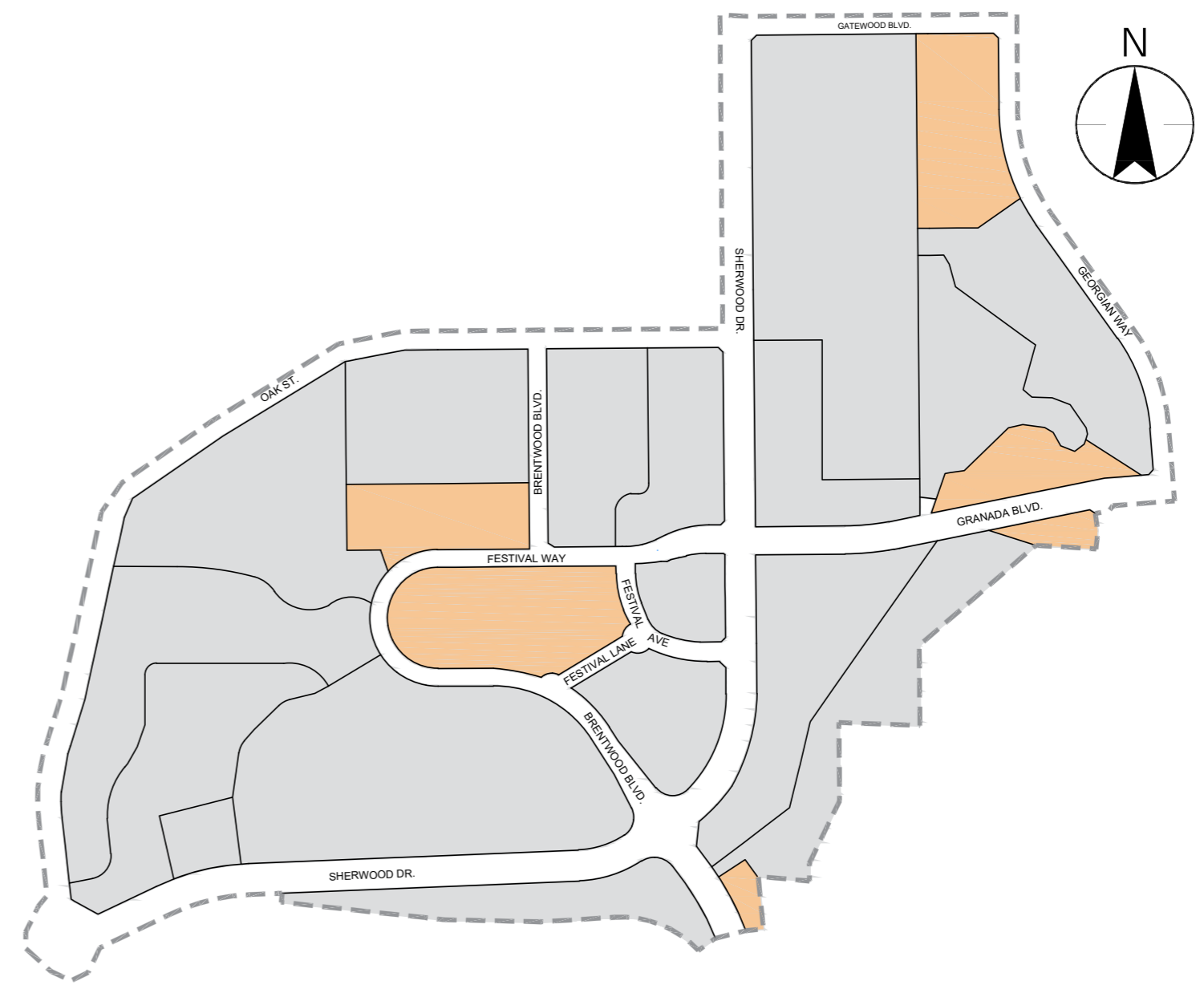
What could it look like?



MIXED-USE AREA WITH A FOCUS ON RESIDENTIAL BUILDINGS

The Community Policy Area applies to areas intended for residential-focused mixed-use development.

The character of these areas will be community based, with ancillary commercial and other non-residential uses intended to increase neighbourhood walkability.



Development within this policy area is expected to be similar to the recent redevelopment within the central portion of Centre in the Park.

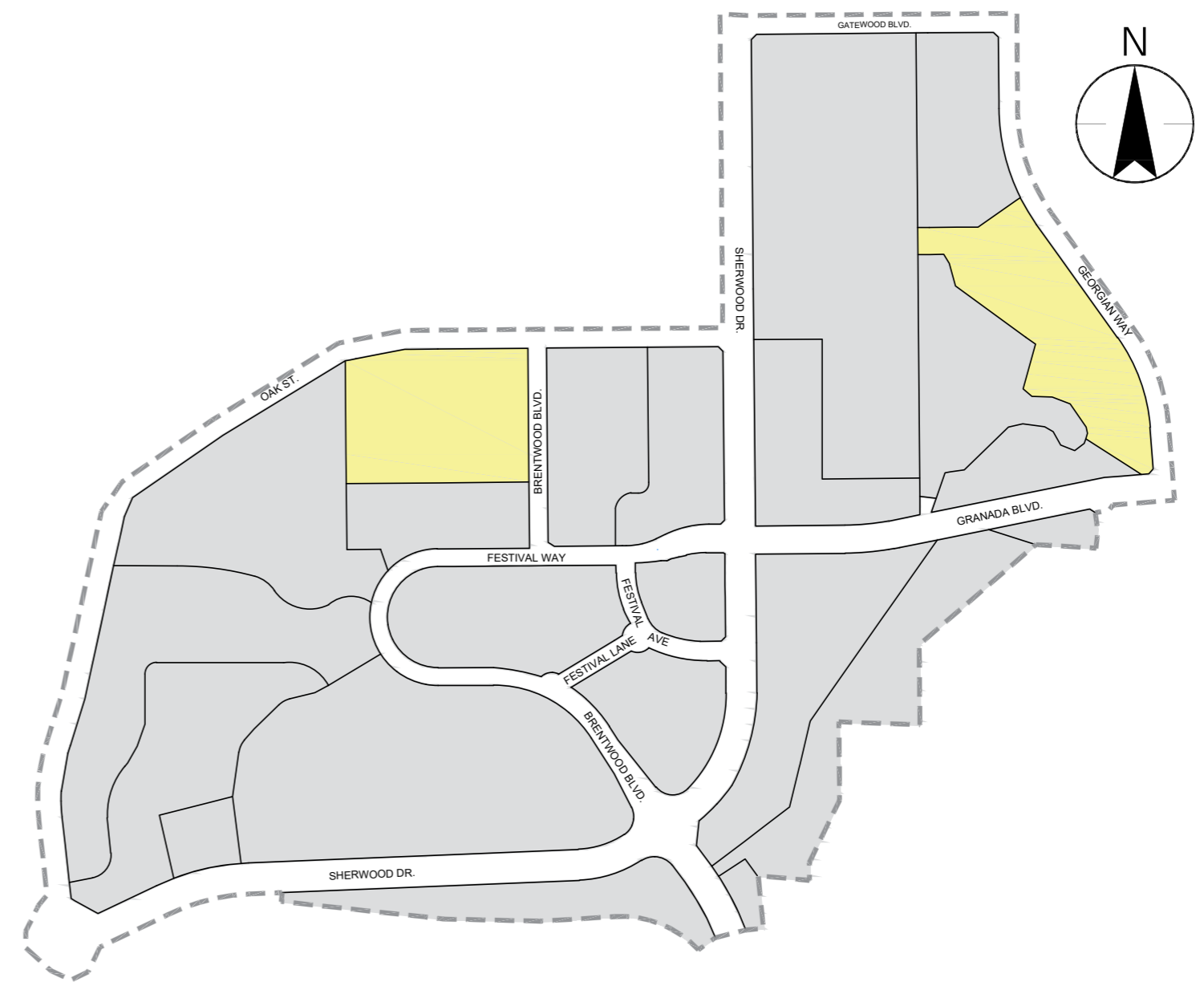
What could it look like?



RESIDENTIAL AREA

The Neighbourhood Policy Area applies to residential areas on the periphery of the plan area, which are intended to continue to accommodate low to medium density residential development including row housing, townhouses and duplexes that provide a transitional interface with adjacent single-detached neighbourhoods.

This area is not anticipated to see substantial redevelopment within the near future.

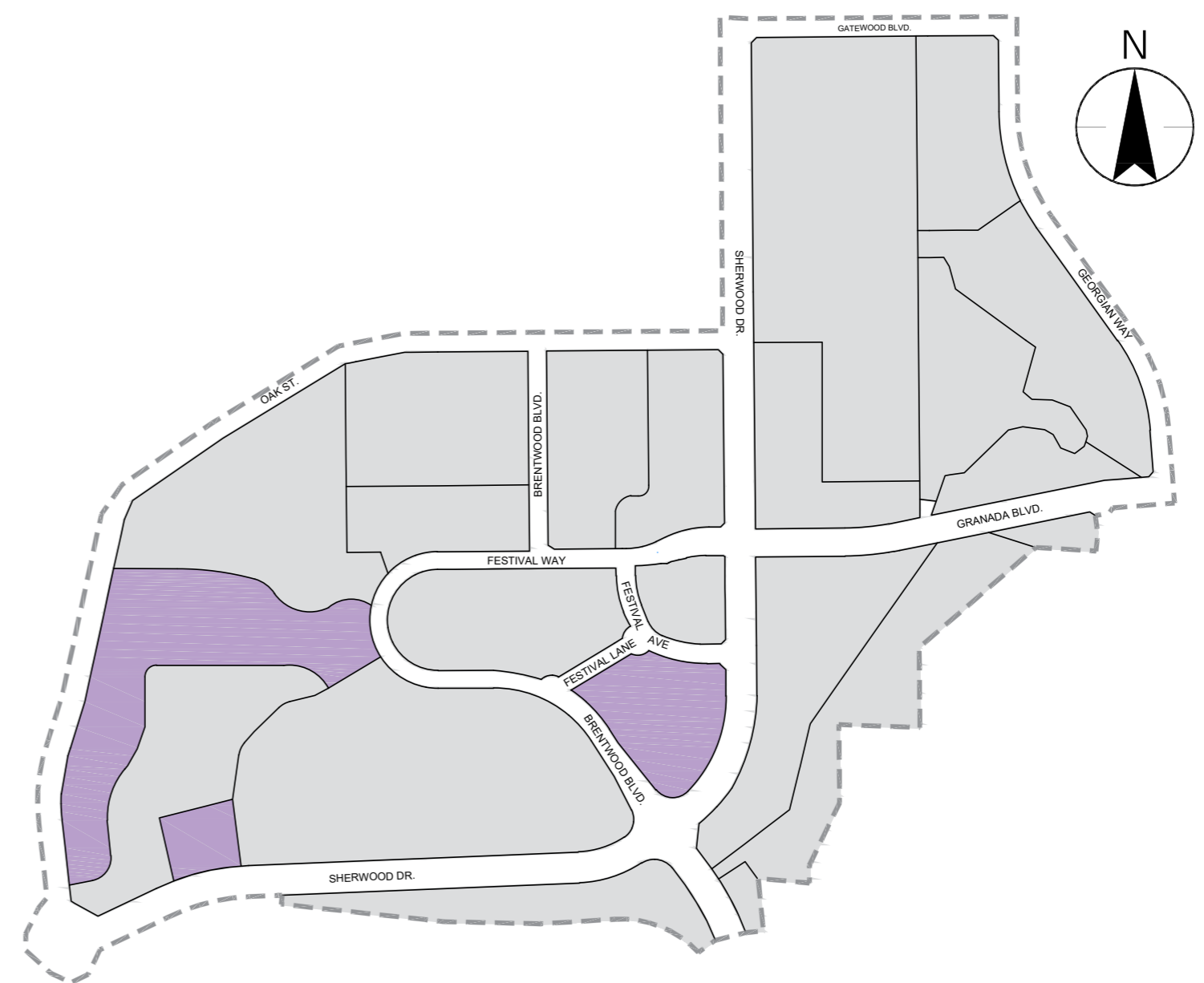


What could it look like?



PUBLIC SERVICE AREA WITH ALLOWANCES FOR COMMUNITY HOUSING AND ACCESSORY USES

The Civic Policy Area includes County facilities and property intended for continued civic uses and public amenities. This area is intended to also include limited commercial and community housing uses that improve the activation of these facilities.

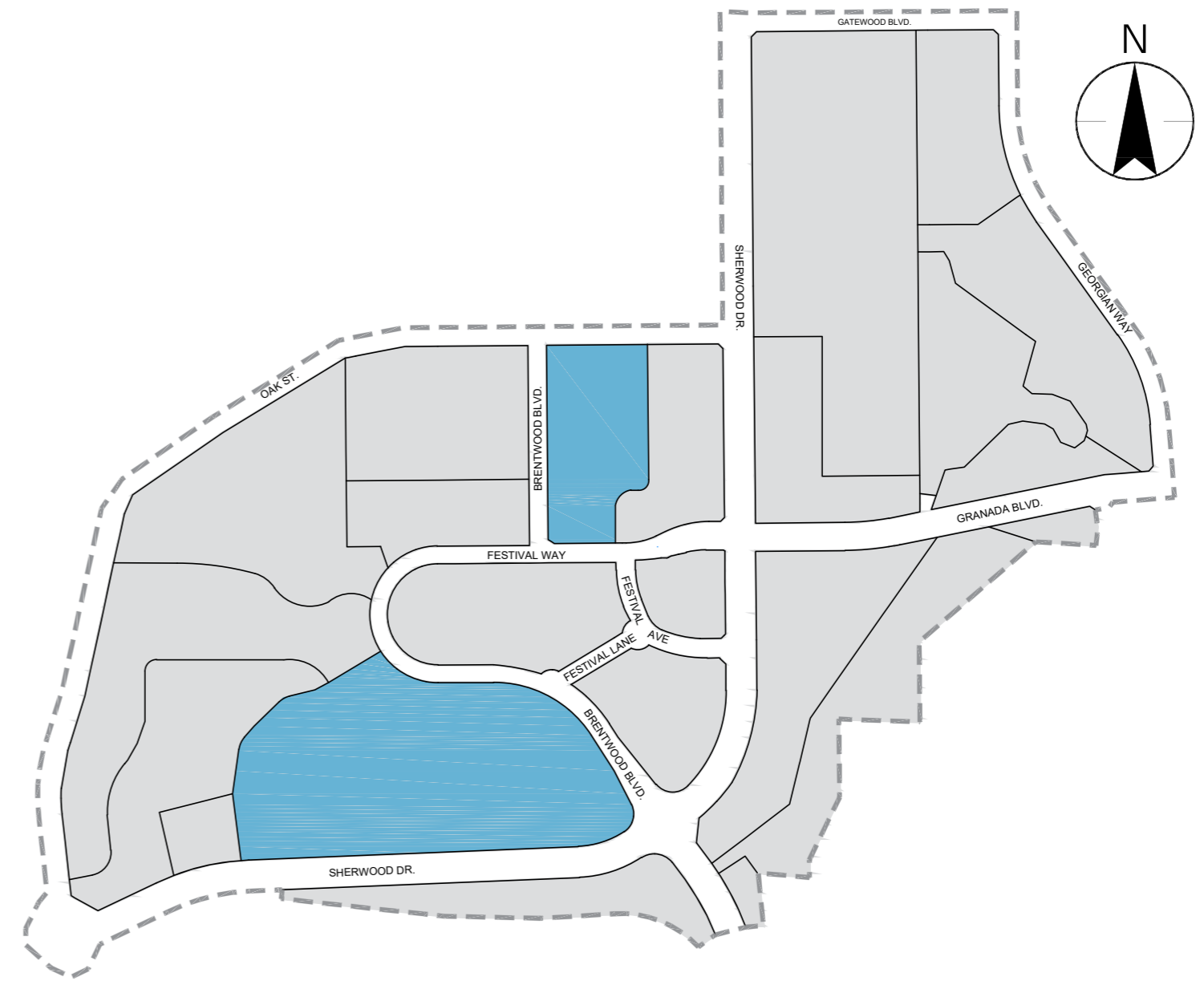


What could it look like?



SCHOOL AND OPEN SPACE AREA

The Institutional Policy Area applies to existing school sites and associated open spaces within the Centre. The intent for this policy area is to accommodate the continued operation of these schools for their lifespan.



What could it look like?



OPEN SPACE AND OUTDOOR AMENITY AREAS

Throughout the plan area, Major Open Spaces are used to provide key path connections as well as public amenity spaces for daily recreation and special event use. These areas provide important gathering space and social interaction opportunities for the community.



What could it look like?



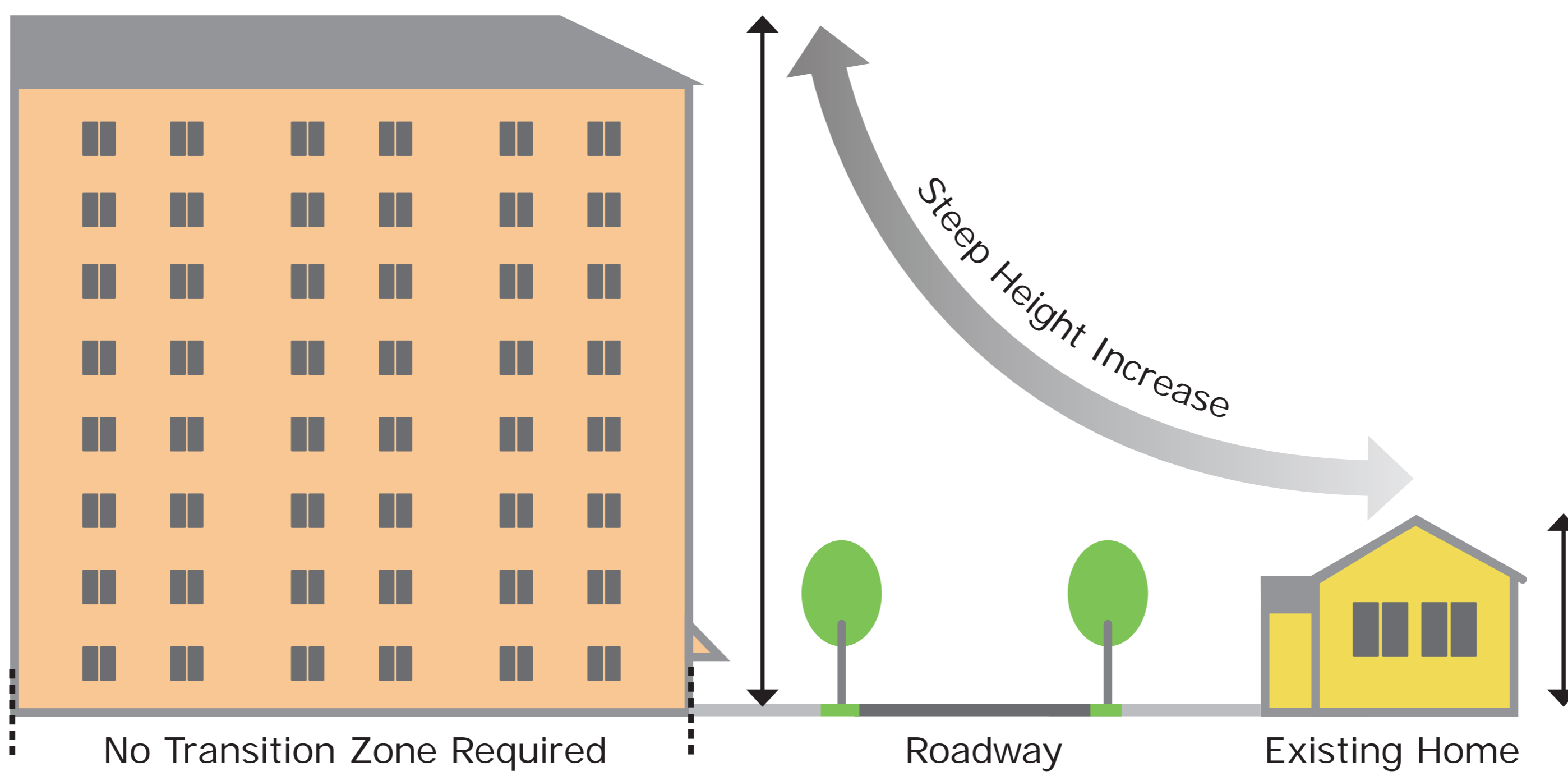
TRANSITIONS FROM LOW TO HIGHER DENSITIES

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.

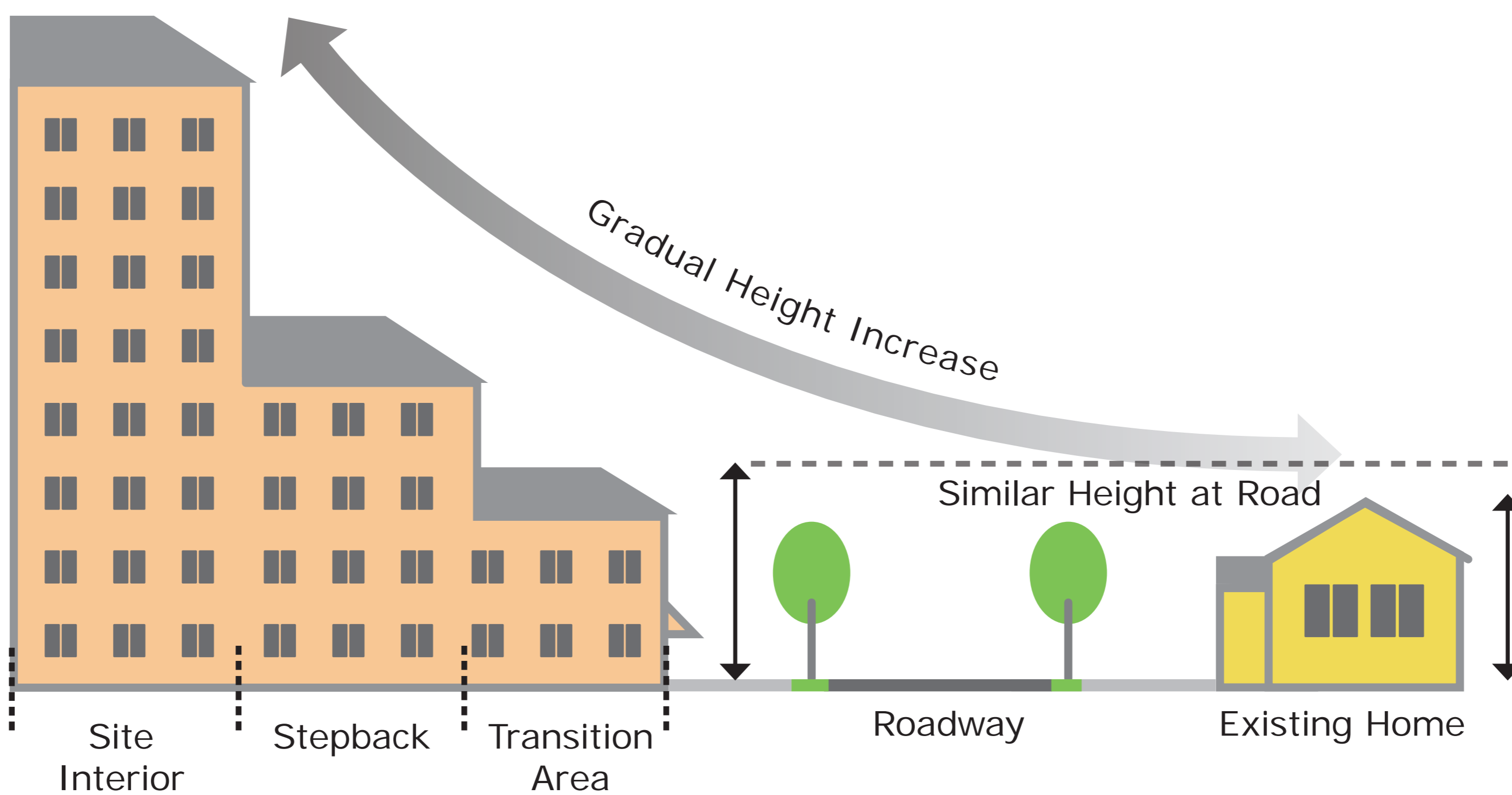
In Transition Areas, buildings provide a shift from low density to higher densities through features such as height and setbacks. Additional setbacks will be used to gradually transition heights.



With Current Zoning



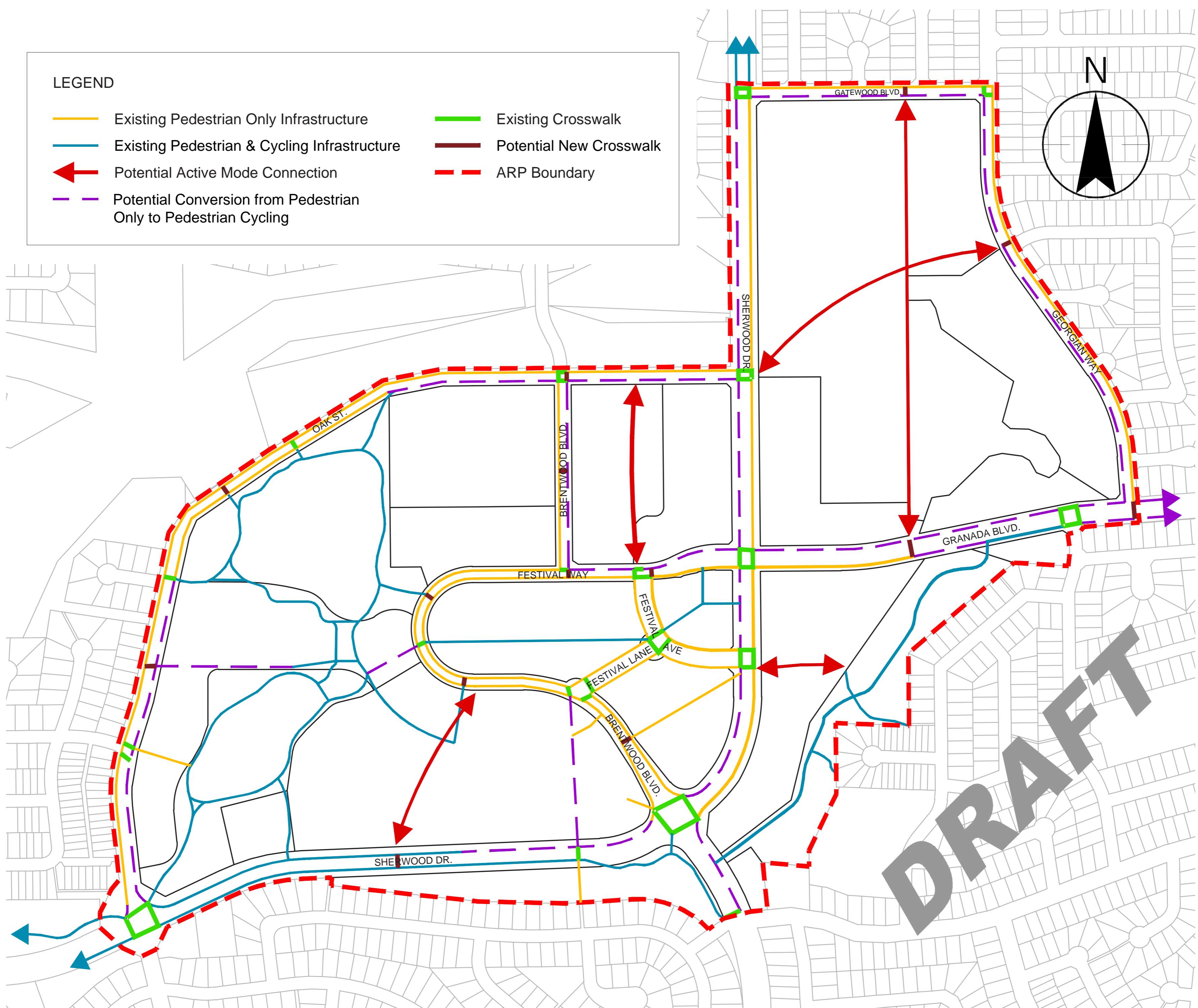
With Proposed ARP and Zoning Direction



CONNECTIVITY AND PERMEABILITY ARE FUNDAMENTAL ELEMENTS IN ANY COMMUNITY.

As the area develops 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.

WHAT ARE THE CONCERNS?

Public Consultation Concerns

Public concerns regarding pedestrian safety, especially senior citizen safety, while crossing or walking beside Sherwood Drive were received through the Phase 1 Consultation.

Youth Council Concerns

The Youth Council had concerns with the ability for youth to safely cross Sherwood Drive or ride a bike on or beside major roadways.

Traffic Collision Statistics

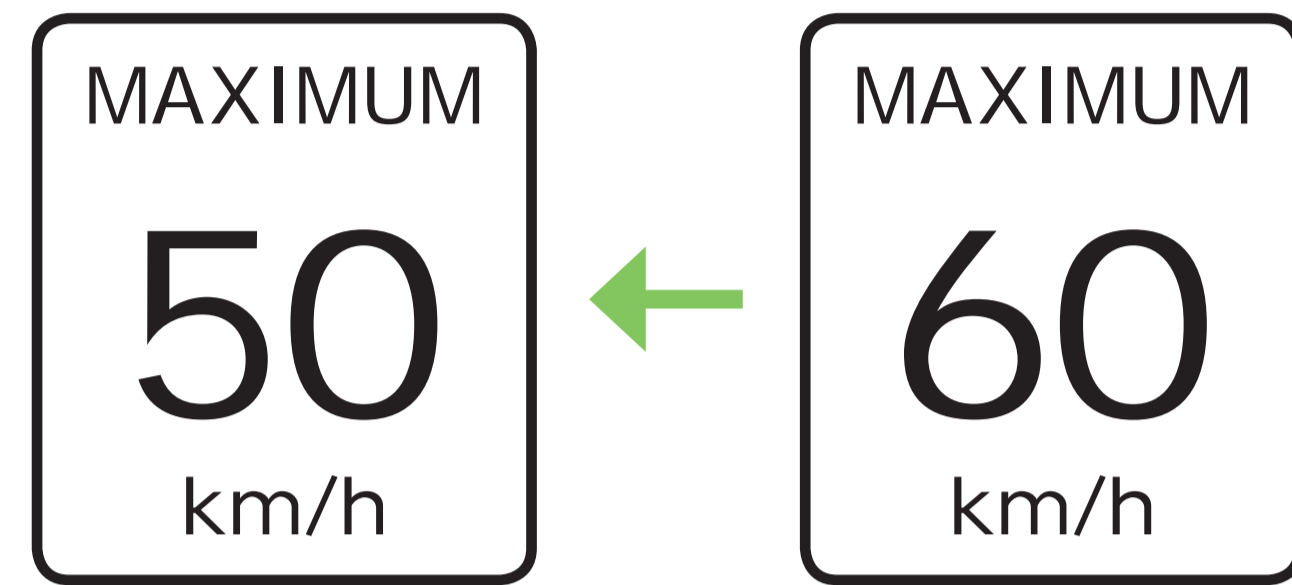
Strathcona County Traffic Collision Statistics show a higher frequency of collisions involving pedestrians and cyclists between 2007–2016 compared to other areas of Sherwood Park.

Increased Population

Rising populations will increase pedestrian activities within the Area.

WHAT ARE SOME POTENTIAL SOLUTIONS?

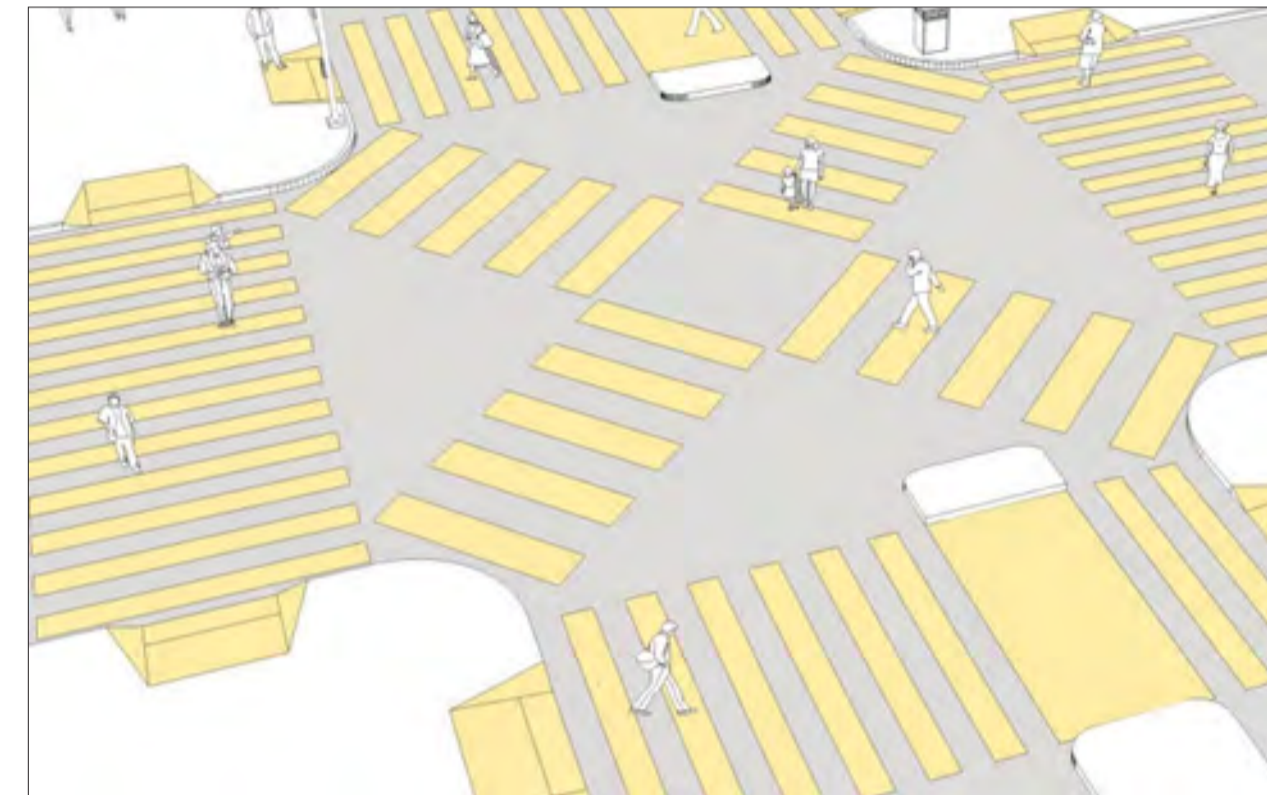
REDUCE SPEED



55% of pedestrians will be killed in a collision at 50 km/hr

90% of pedestrians will be killed in a collision at 60 km/hr

PEDESTRIAN SCRAMBLE



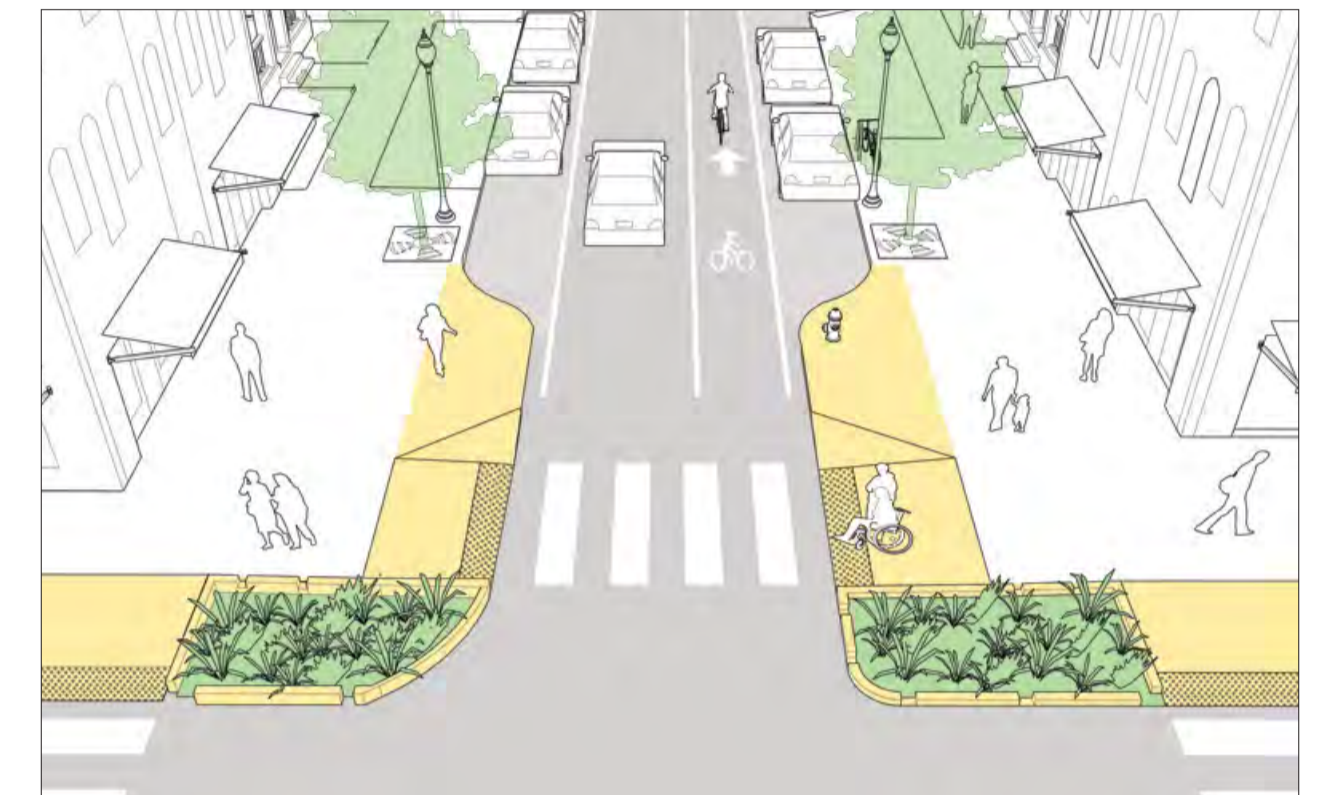
Allows for pedestrians to cross diagonally and straight during a dedicated pedestrian crossing period

PEDESTRIAN ISLANDS



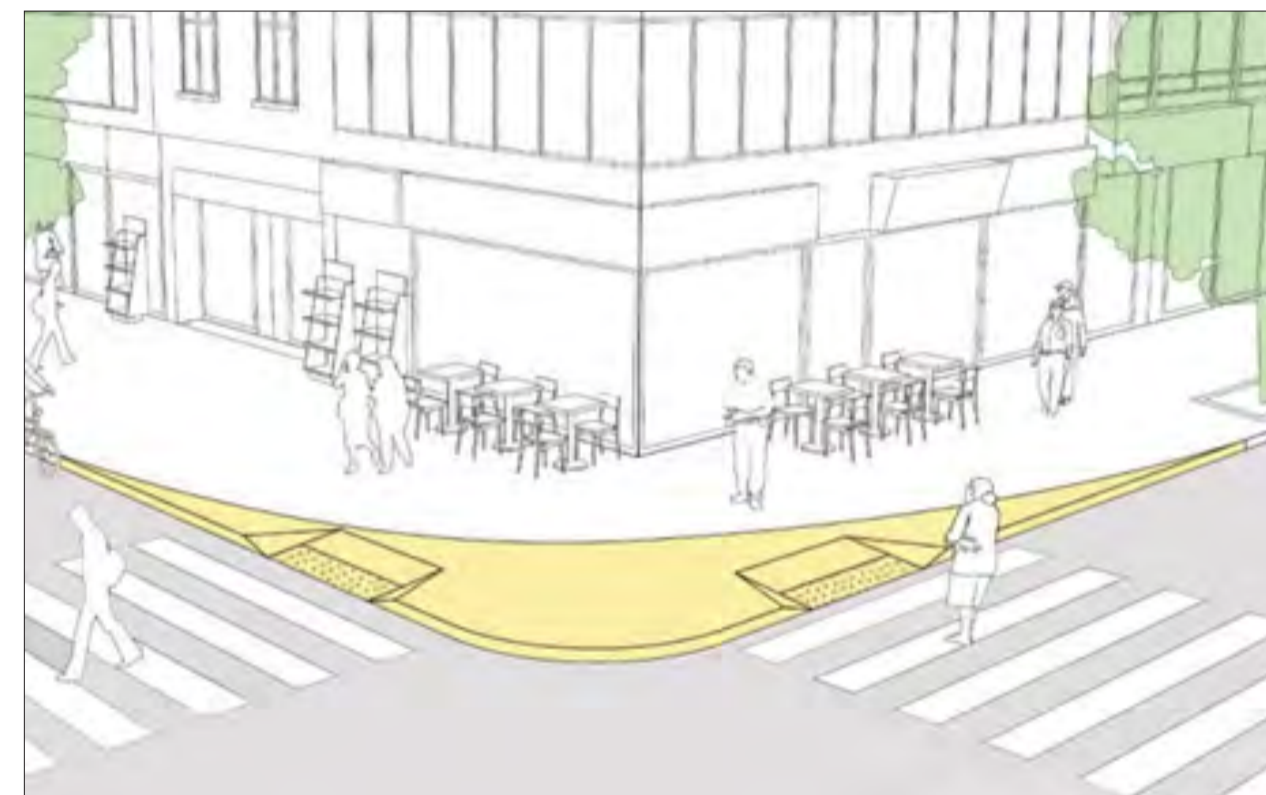
Reduces the time a pedestrian is interacting with traffic while crossing an intersection

CURB EXTENSIONS



Reduces the length of a crossing

ADJUST TURNING RADIUS



Causes vehicles to slow down when turning across pedestrian crossings

REMOVE SLIP LANES



Reduces the time pedestrians interact with vehicles and allows for a single crossing point where there may have been three separate crossings

MID-BLOCK CROSSWALKS



Facilitates crossings to places that people want to go but that are not well served by the existing traffic network

BUS BULBS

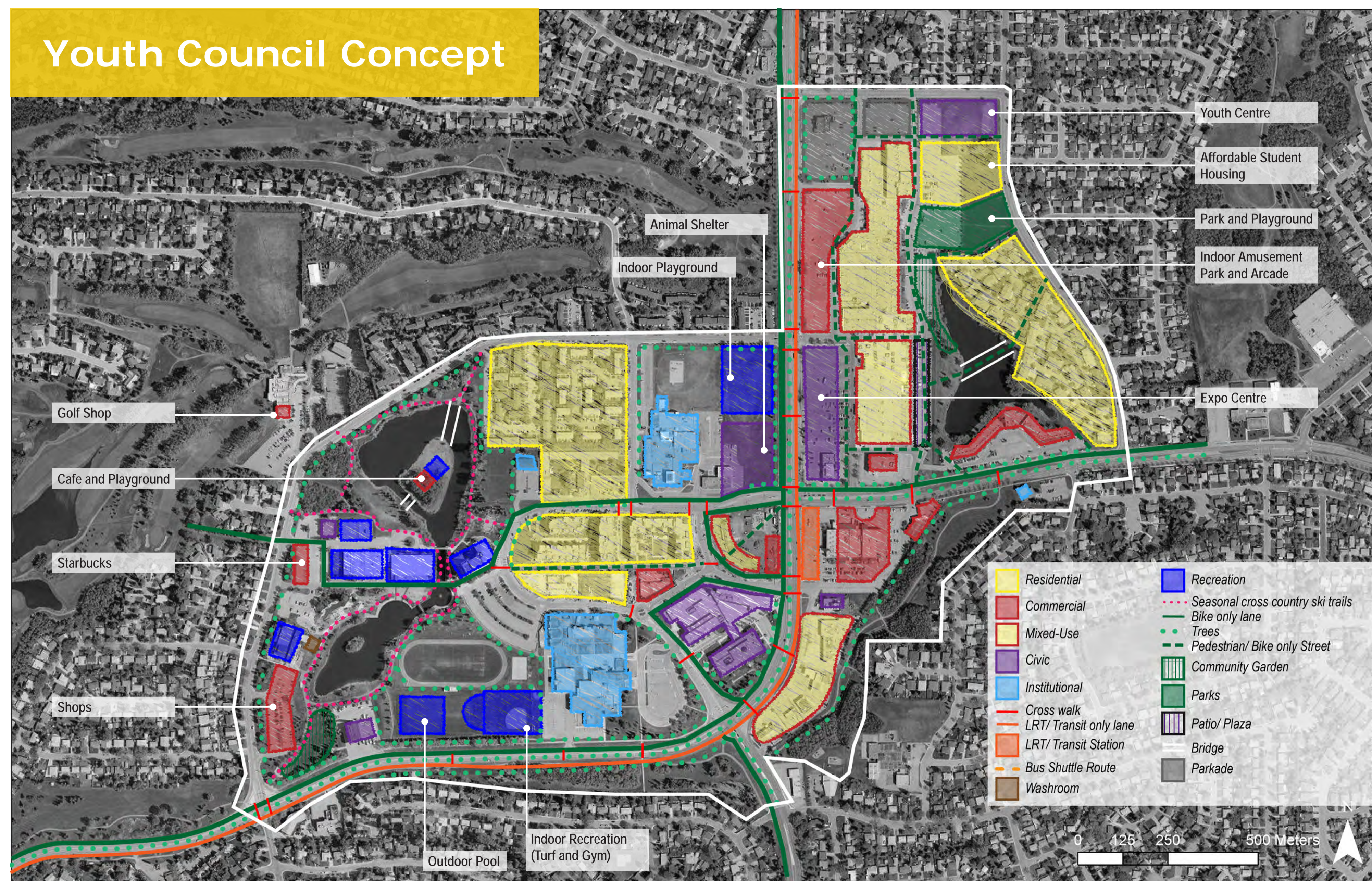


Provides additional space for transit users to wait for their bus

WHAT WE HEARD

Did you know that Strathcona County has a Youth Council? We asked them how they would redevelop the area and this is what they came up with! Their ideas informed our process.

- More Trees
- More Dispersed Uses
- More Smaller Open Spaces
- Increased Pedestrian Safety on Sherwood Drive
- Car Free Areas
- Reducing Surface Parking
- Increased Proximity to Recreation
- More Activities
- More Seasonal Uses
- Affordable Student Housing



WHAT WE HEARD

In our phase one engagement we collected information on a variety of topics and this is what we heard. Your ideas informed our process!

LIKES

WHAT YOU LIKE ABOUT THIS AREA

- Green Spaces
- Community Facilities
- Events
- Recreation
- Residential Close to Services

OPPORTUNITIES

WHAT YOU SEE AS OPPORTUNITIES

- Affordable Housing Options
- Inclusive Options for All Ages
- Local Businesses
- More Diverse Commercial
- More Restaurants
- Health Services
- Car Free Areas
- More Activities

CHALLENGES

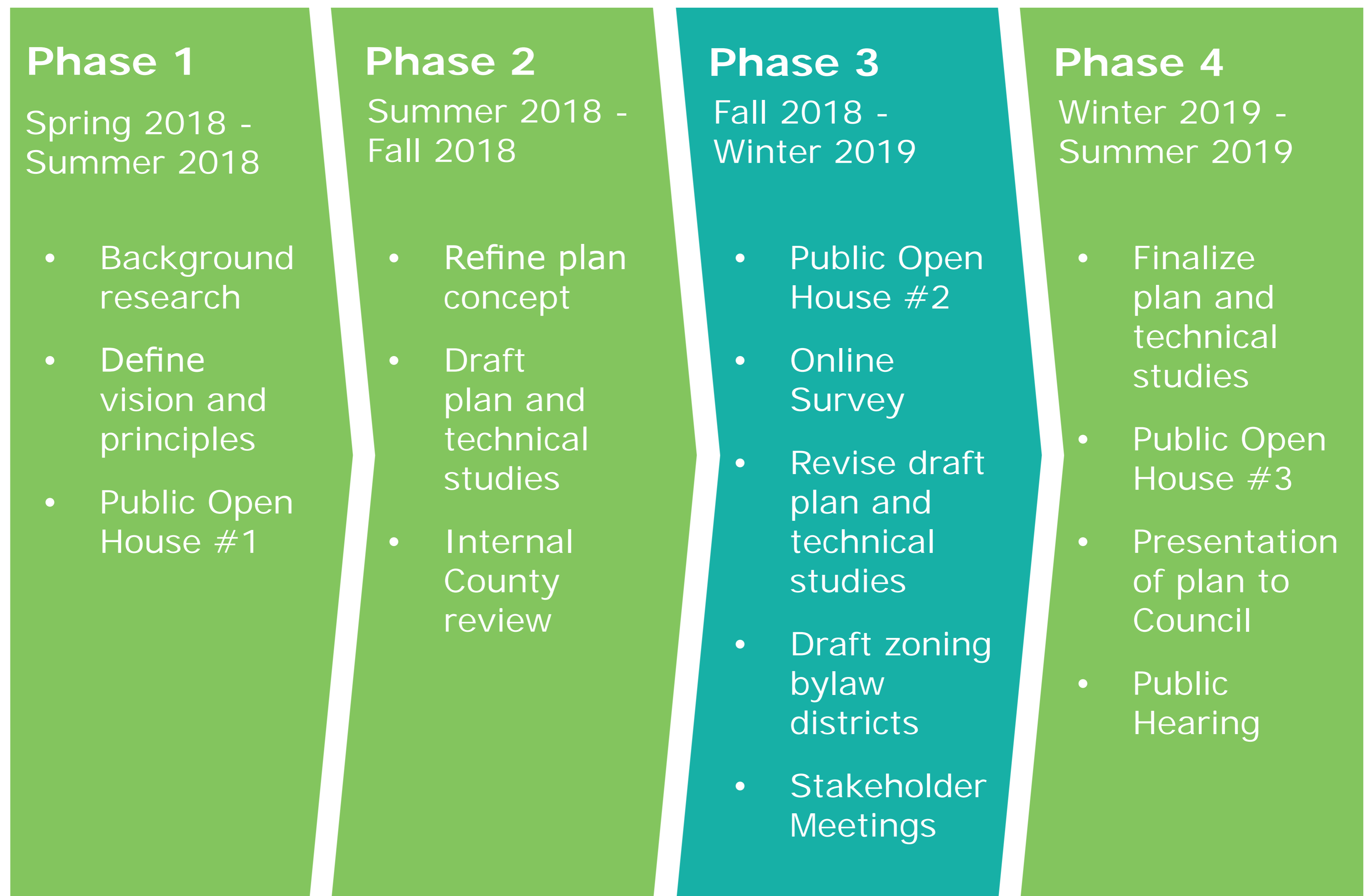
WHAT YOU SEE AS CHALLENGES

- Traffic
- Parking
- Pedestrian Safety
- Bike Safety
- Speeding
- Crossing Sherwood Drive

Thank you for coming!

NEXT STEPS

We will review the feedback to finalize the plan and technical studies which will be presented at Public Open House #3 with proposed zoning districts.



WE ARE HERE

HAVE COMMENTS? QUESTIONS?

Learn more

www.strathcona.ca/CITPupdate

Join the conversation

Write on the graffiti wall!

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!