



CENTRE IN THE PARK

Priorities Committee

June 12, 2018

Agenda

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5 Engagement

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**CENTRE
IN THE PARK**

Plan Area

 **STRATHCONA
COUNTY**

Need for Update

The existing Centre in the Park Area Redevelopment Plan was originally completed in 1990 and has since been amended on several occasions.

The document is now outdated and requires review to ensure alignment with current regional and county plans.



Need for Update

In 2017, the Edmonton Metropolitan Region Growth Plan was approved. The new regional growth plan requires that member municipalities with urban areas:

- Define an Urban Centre
- Aspire to a density target of 100 du/nrha within this urban centre.

An update is required to meet the objectives and policies of the new Regional Plan.



Need for Update

In 2017 Strathcona County adopted a new Municipal Development Plan (MDP). Centre in the Park is designated as the Urban Centre policy area and its objectives ensure that Sherwood Park's Urban Centre:

- Contains compact, mixed-use development;
- Provides a sub-regional level of service;
- Incorporates transit oriented development;
- Incorporates walkability and areas for social interaction; and
- Integrates green building and green infrastructure.

An update is required to further integrate the language, objectives and policies of the new MDP.



The Project

An area redevelopment plan provides guidance to landowners who decide to redevelop their properties in the future.

The Area Redevelopment Plan will generally outline acceptable uses, forms and densities of development in different areas and the infrastructure required to facilitate such development.



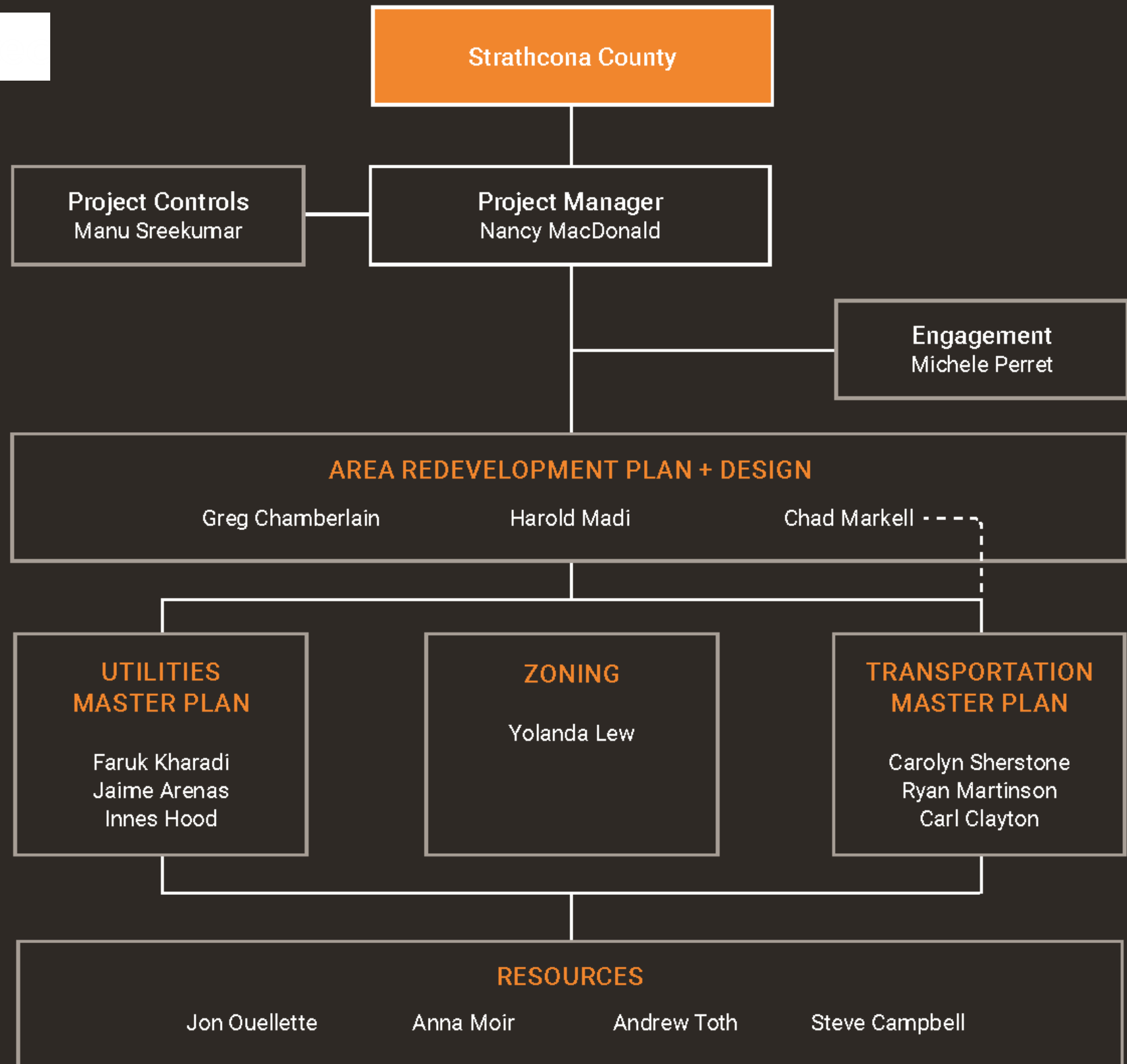
The Project

To support the Area Redevelopment Plan, this project includes the creation of the following background studies:

- Transportation Master Plan
- Utilities Master Plan
- Land Use Zoning Bylaw Districts

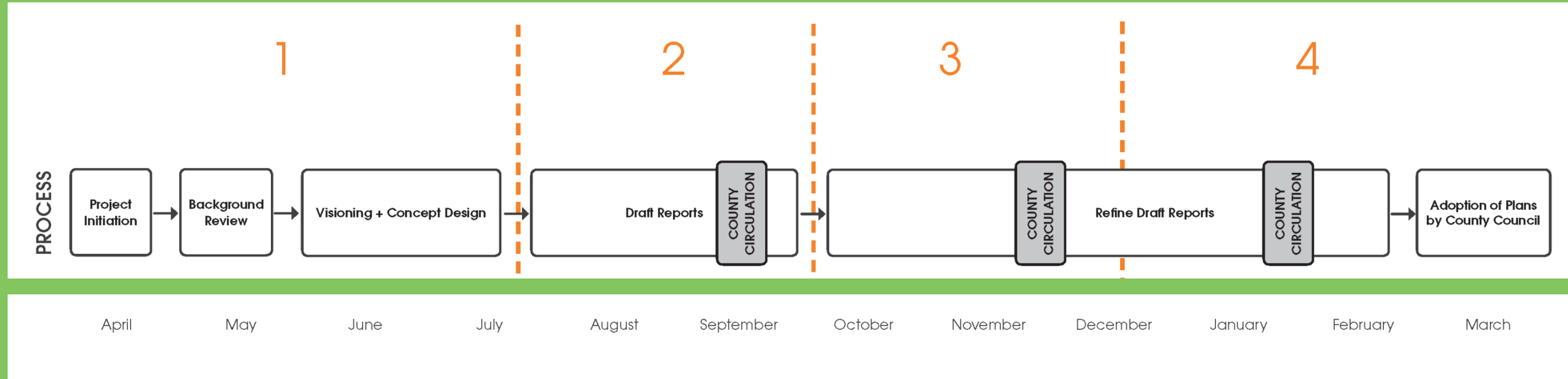
Together these will create a suite of documents ensuring that the policies of the updated Area Redevelopment Plan can be implemented.





Timeline

Approximate 12 Month Process



Engagement

Three phases of engagement for the project which will include:

- Public open houses
- One-on-one meetings
- Internal technical meetings
- Formal document circulations



Upcoming Engagement



CENTRE IN THE PARK

Contribute to the Centre in the Park Area Redevelopment Plan update

- Sign up for our newsletter
- Join us for an open house on June 20
- Complete our online survey available June 21

For more information regarding this project or to sign up for our project newsletter, please visit our webpage at **www.strathcona.ca/CITPupdate**



June 20: 6:30 p.m. - 8:30 p.m.
Location: Community Centre Room 2
Address: 401 Festival Lane
Sherwood Park



phone: 780-464-8079
email: deanna.cambridge@strathcona.ca

Next Steps

- Phase 1 Engagement - June 2018
- Engagement Summary - Summer 2018
- Initial Drafts - Fall/Winter 2018
 - Development Concept
 - Area Redevelopment Plan
 - Transportation Master Plan
 - Utilities Master Plan
- Phase 2 Engagement – Winter 2018





CENTRE IN THE PARK

**I thank you
Questions?**