



CENTRE IN THE PARK

Area Redevelopment Plan Update

Priorities Committee

Sept 18, 2018

Agenda

- 1 The Project
- 2 Timeline
- 3 Phase 1 Engagement
- 4 Project Status
- 5 Next Steps





Plan Area

The Project

An Area Redevelopment Plan provides guidance to landowners who decide to redevelop their properties in the future.

The CITP 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 a CITP:

- 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.



PROJECT TIMELINE

Phase 1

Spring 2018 -
Summer 2018

- Background research
- Define vision and principles
- Public Open House #1

Phase 2

Summer 2018 -
Fall 2018

- Refine plan concept
- Draft plan and technical studies
- Internal County review

Phase 3

Fall 2018 -
Winter 2018

- Revise draft plan and technical studies
- Draft zoning bylaw districts
- Public Open House #2

Phase 4

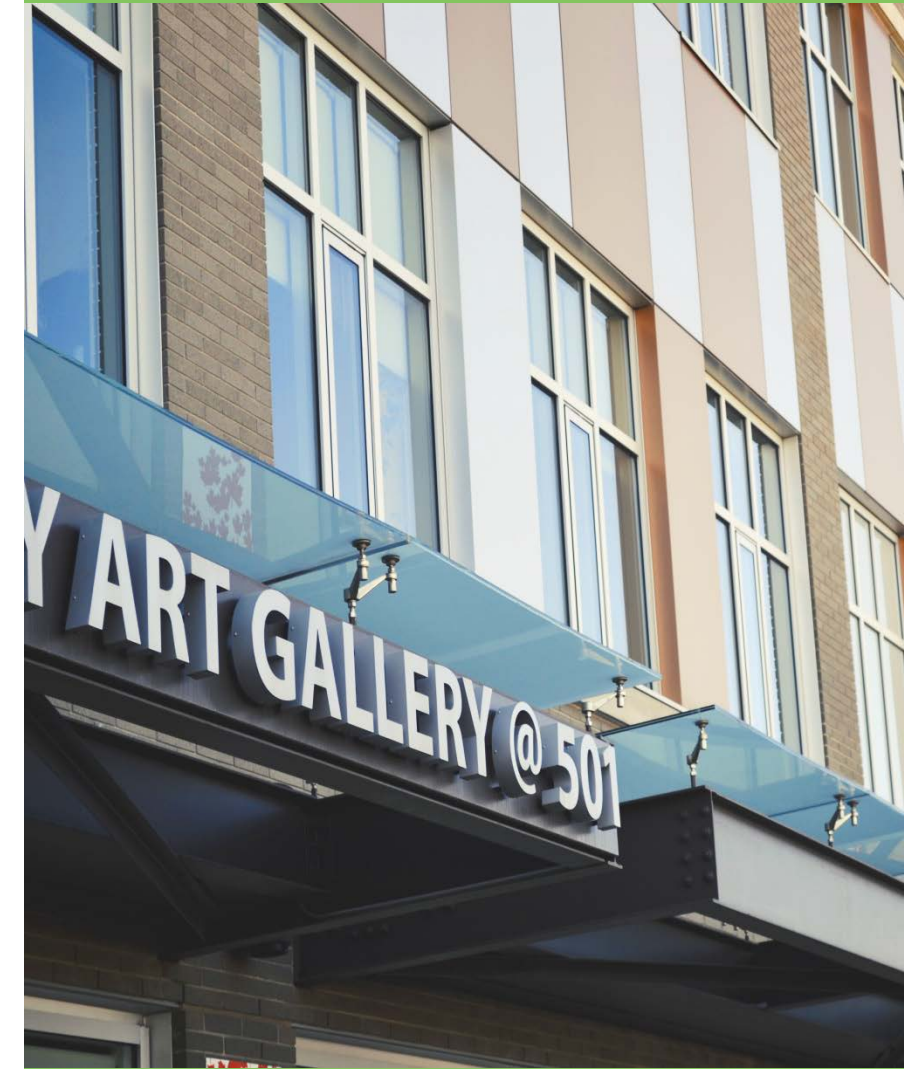
Winter 2018 -
Summer 2019

- Finalize plan and technical studies
- Public Open House #3
- Presentation of plan to Council

Phase 1 Engagement

Phase one engagement occurred from May 24, 2018 to July 13, 2018 and included the following activities:

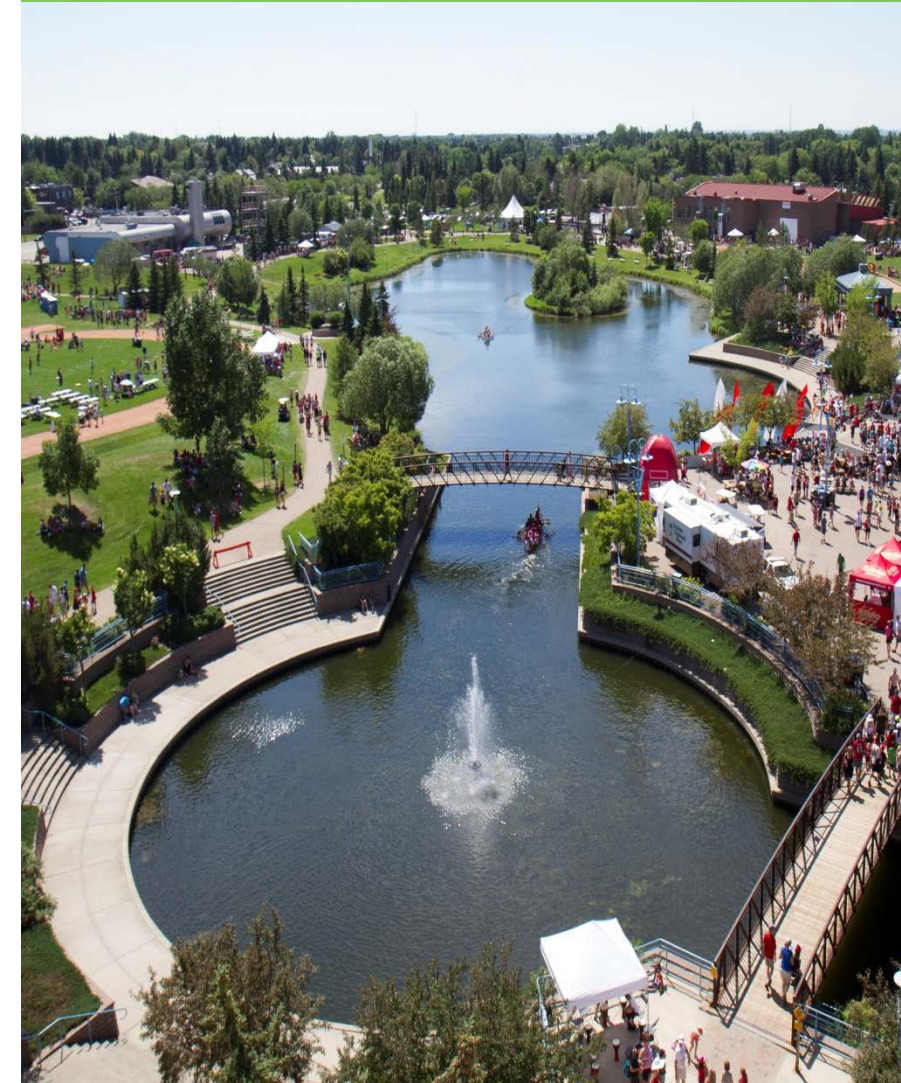
- 1) Pop-up events at Sherwood Park Mall, Broadmoor Lake Park and the Sherwood Park Farmers Market
- 2) Newspaper advertisements, social media postings, digital ads, posters, and 939 landowner mail outs advertising the project information and engagements
- 3) One-on-one meetings, phone calls, and written correspondence with residents, landowners and stakeholders
- 4) One-on-one meetings with the Public and Catholic School Boards
- 5) A public open house on June 20, 2018 attended by 79 residents
- 6) An online survey available from June 21, 2018 - July 13, 2018 with 233 responses



Phase 1 Engagement

As the first public engagement for the project the goal of the engagement was to gather information from the public on their vision for their community's centre.

The open house had a number of interactive activities. Feedback was received through these activities, comment sheets and an online survey.



Open House

GRAFFITI WALL

Residents who attended the open house were asked what they felt the greatest strengths, opportunities, and challenges were for the Centre in the Park Area.

Various **strengths** were identified, including existing green spaces and trails, Festival Place, and other community amenity spaces.

Key **opportunities** includes a greater diversity in transportation modes and growth of local commercial spaces.

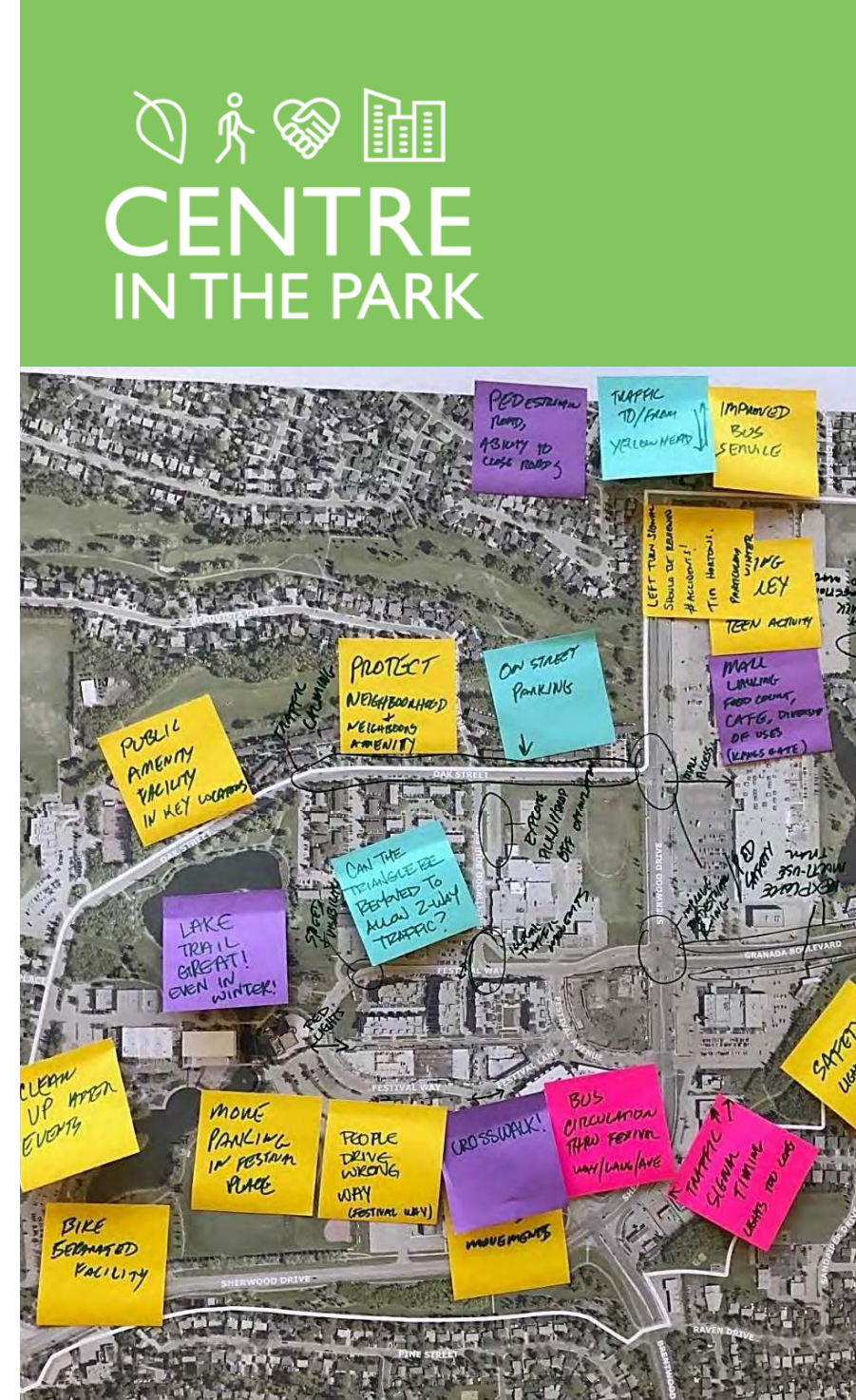
Challenges included parking and traffic.



Open House

INTERACTIVE MAP

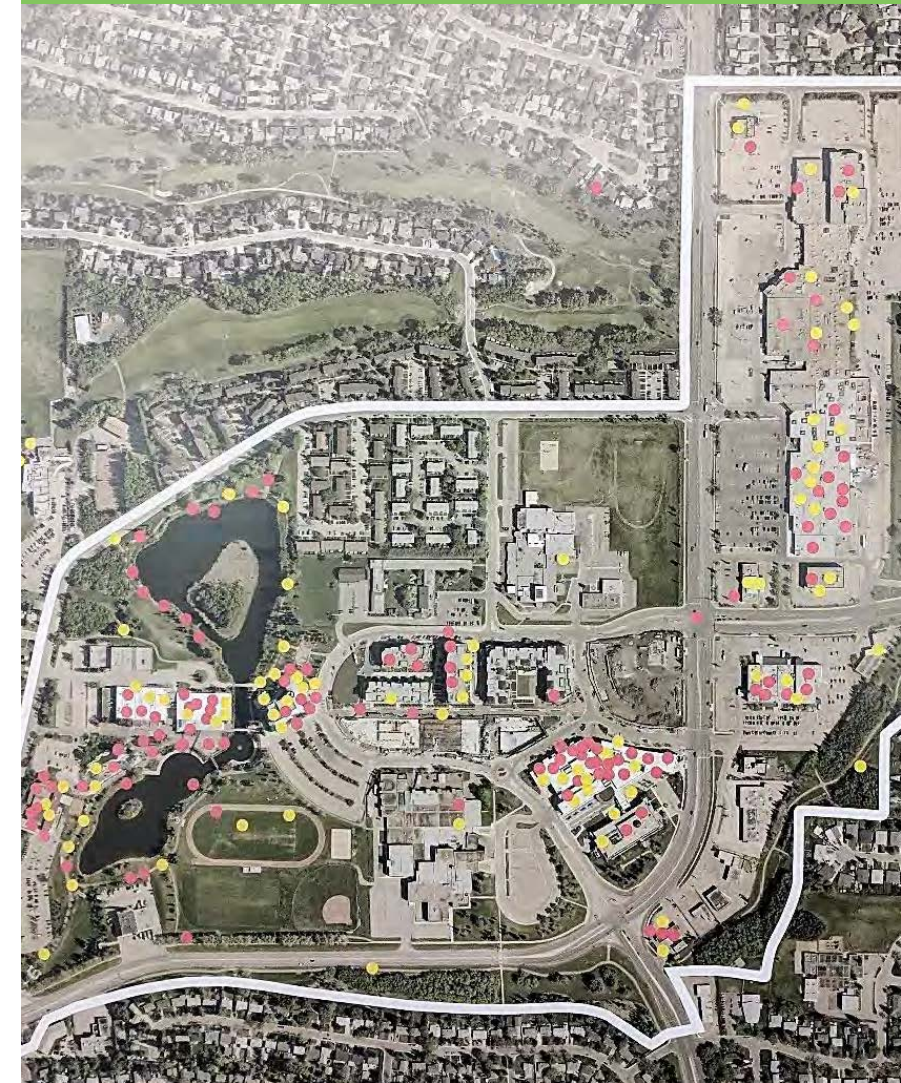
Participants at the open house were asked to place sticky notes and draw on a map where they had comments about a specific area. Comments identified locations where **traffic safety** could be improved, as well as suggestions for **future bus service** and **walkways**.



Open House

WHERE DO YOU GO MAPPING EXERCISE

Open house attendees were asked to place a sticker on the map to identify services and areas that they utilize in Centre in the Park. The map showed how attendees of the open house use the space and some of their preferred services.



Feedback

Residents were given opportunities to provide feedback on the following topics through an interactive sticky note activity and comment sheets at the open house, as well as an online survey with multiple choice and open-ended questions:

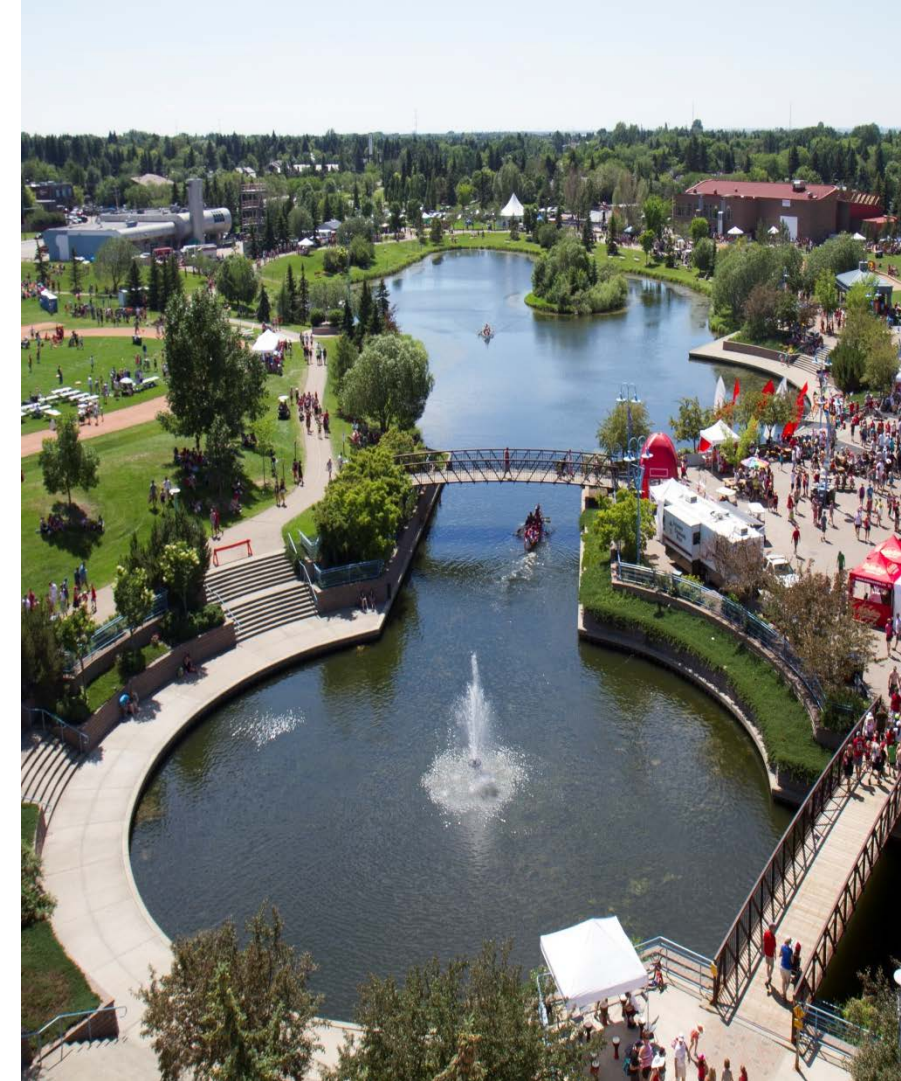
1 CONNECTIVITY/MOBILITY

2 OPEN SPACE

3 COMMUNITY

4 COMMERCIAL

5 RESIDENTIAL

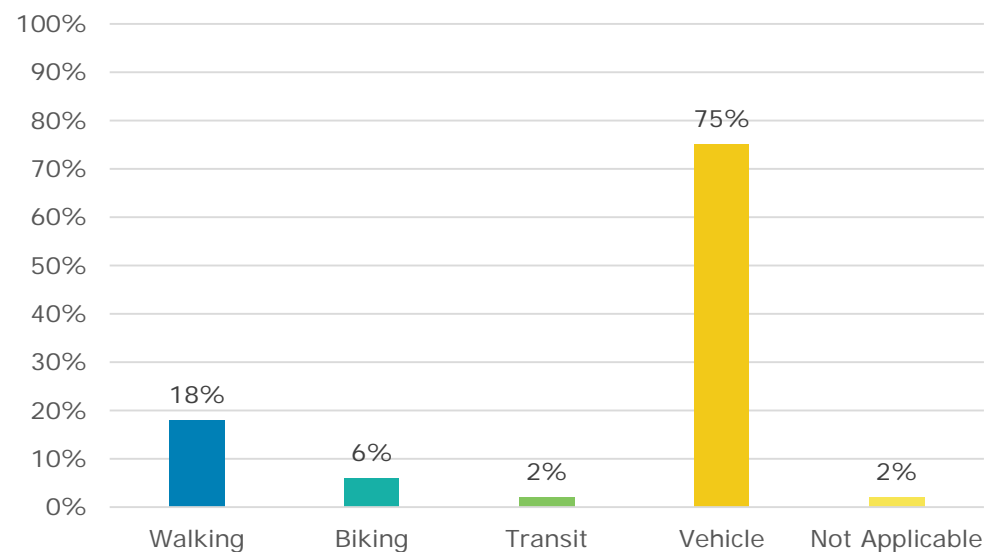


Connectivity/Mobility

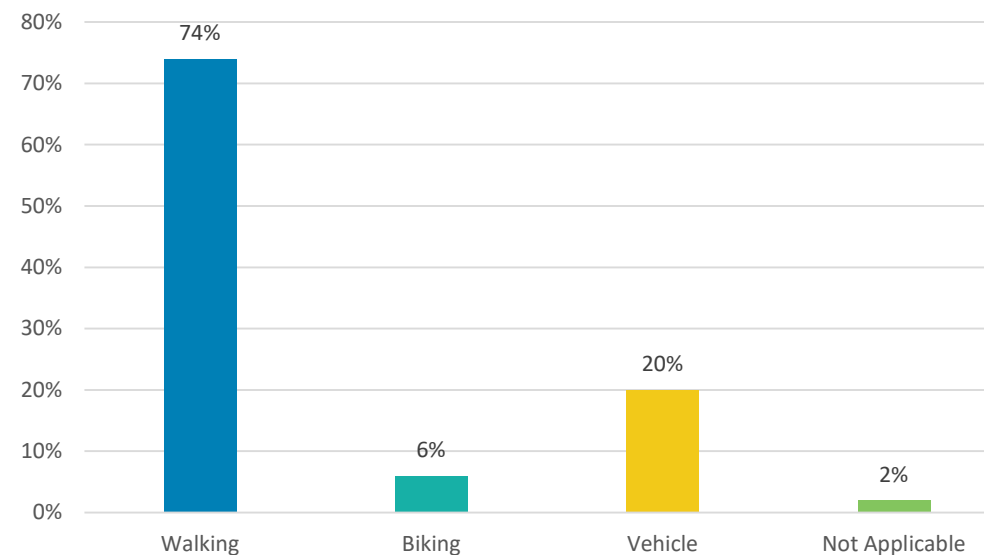
METHOD OF TRAVEL

Our questions regarding their preferred method of transportation saw the percentage of individuals walking and driving in almost exactly opposite proportions for each question with the majority reaching Centre in the Park by vehicle then walking within and through the area.

When I travel to Centre in the Park I primarily get here by:



When I am in Centre in the Park I primarily move around the area by:



Connectivity/Mobility

INCREASED MOBILITY

The largest response given to the options provided was a need for more trails. Additional crosswalks also received substantial support.

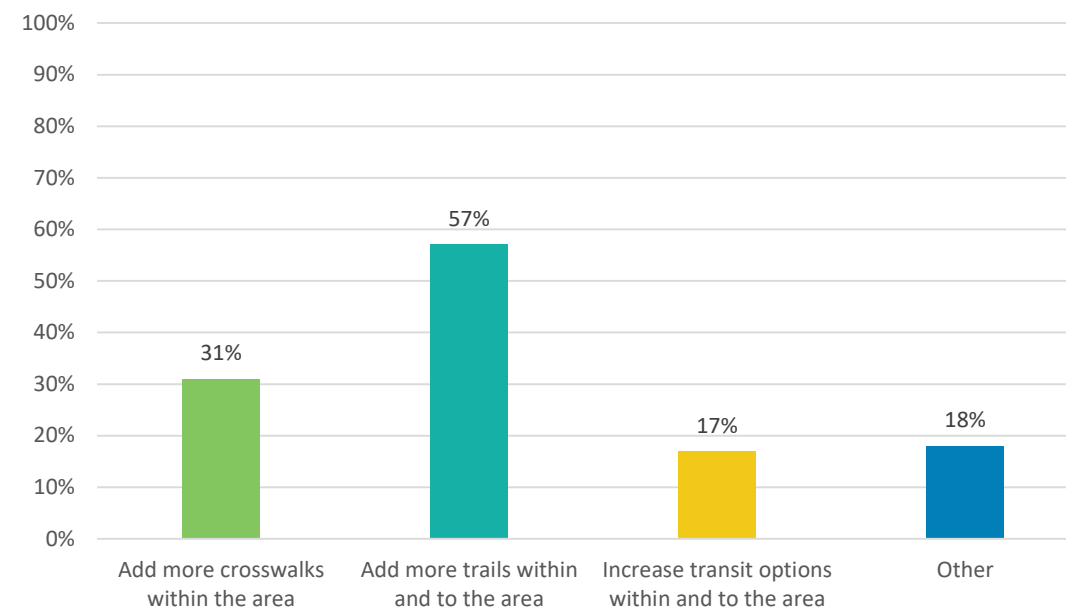
Respondents who provided a response to 'Other' or left comments on the open house boards mentioned that improvements could be made to existing crosswalks and roadways, with Sherwood Drive being singled out as a barrier to connectivity.

“Some priority for walkers across Sherwood Drive”

“Make it safer to cross Sherwood Drive”

“Crossing Sherwood Drive on foot is extremely dangerous, due to the time it takes to walk six lanes...”

How can we improve mobility within Centre in the Park and ensure this place is safe and accessible for everyone (check all that apply):



Connectivity/Mobility

OTHER SUGGESTED IMPROVEMENTS

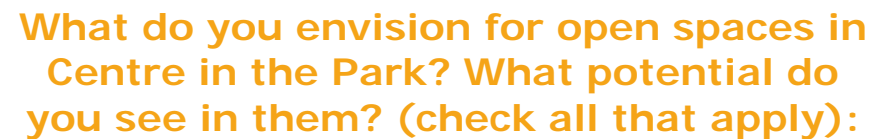
Other suggestions to improve mobility and safety included mention of speed bumps, trail lighting, lighted pedestrian crossings, elevated crosswalks, separate bike facilities, and increased signage among others.

Some individuals felt that an increase in parking and bus service was also required to improve accessibility.



SUGGESTED IMPROVEMENTS

Suggestions for improvements to green spaces included the addition of a band shell or outdoor music venue, an outdoor pool and increased food and beverage options, among others.



Community

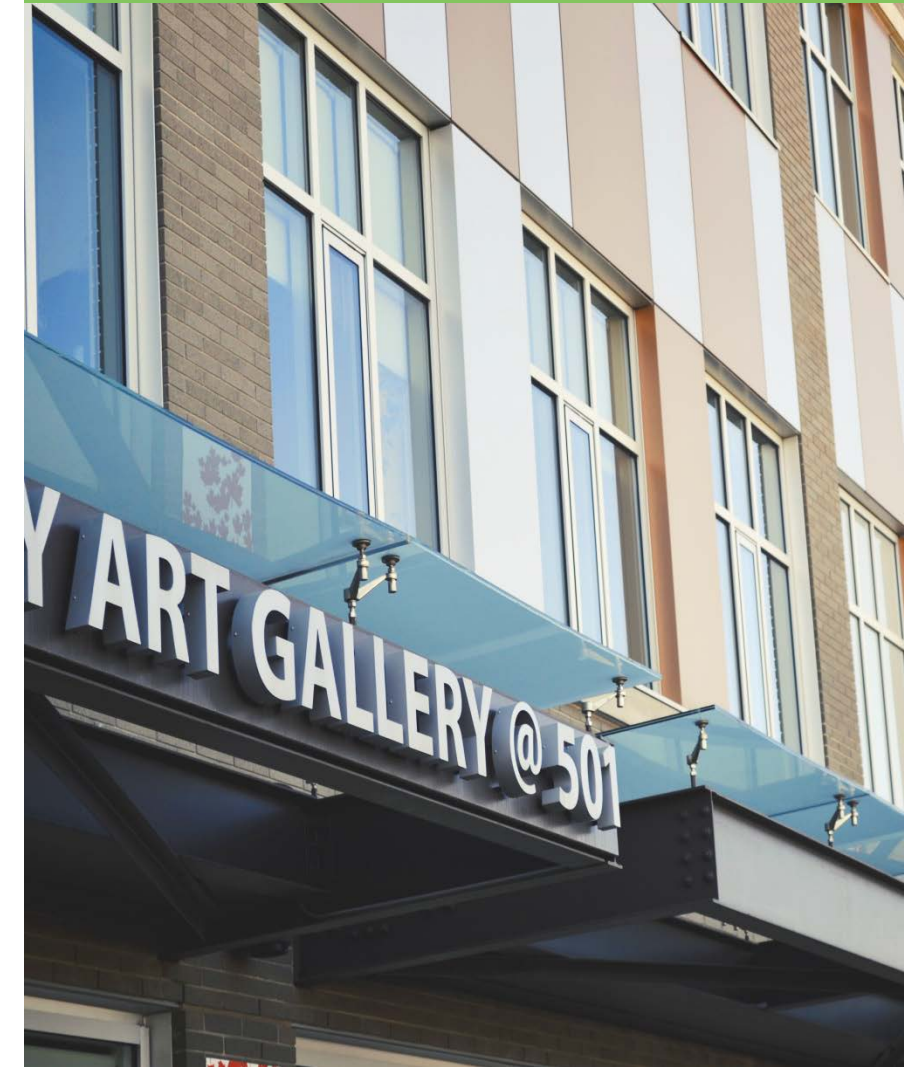
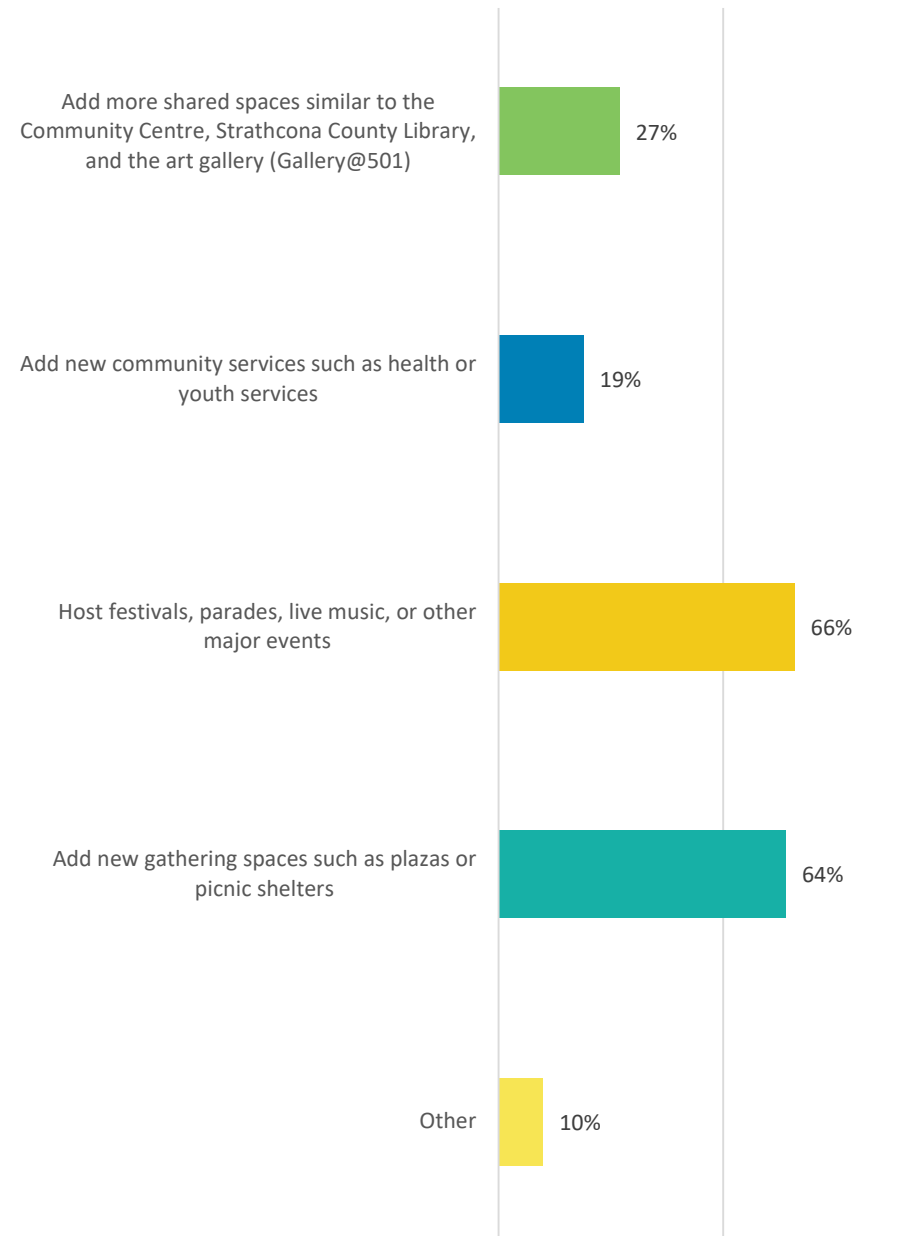
HOW TO SUPPORT COMMUNITY

Respondents felt that public events and gathering spaces were most important for building community.

Similar to the responses under open space, a need for additional cafes and live music were mentioned under 'Other' or on the open house sticky notes.

Additional suggestions included the relocation of the museum to the area and increasing services for different age groups, cultures and interests.

How can we increase our sense of community and encourage social interaction within this area?
(check all that apply):



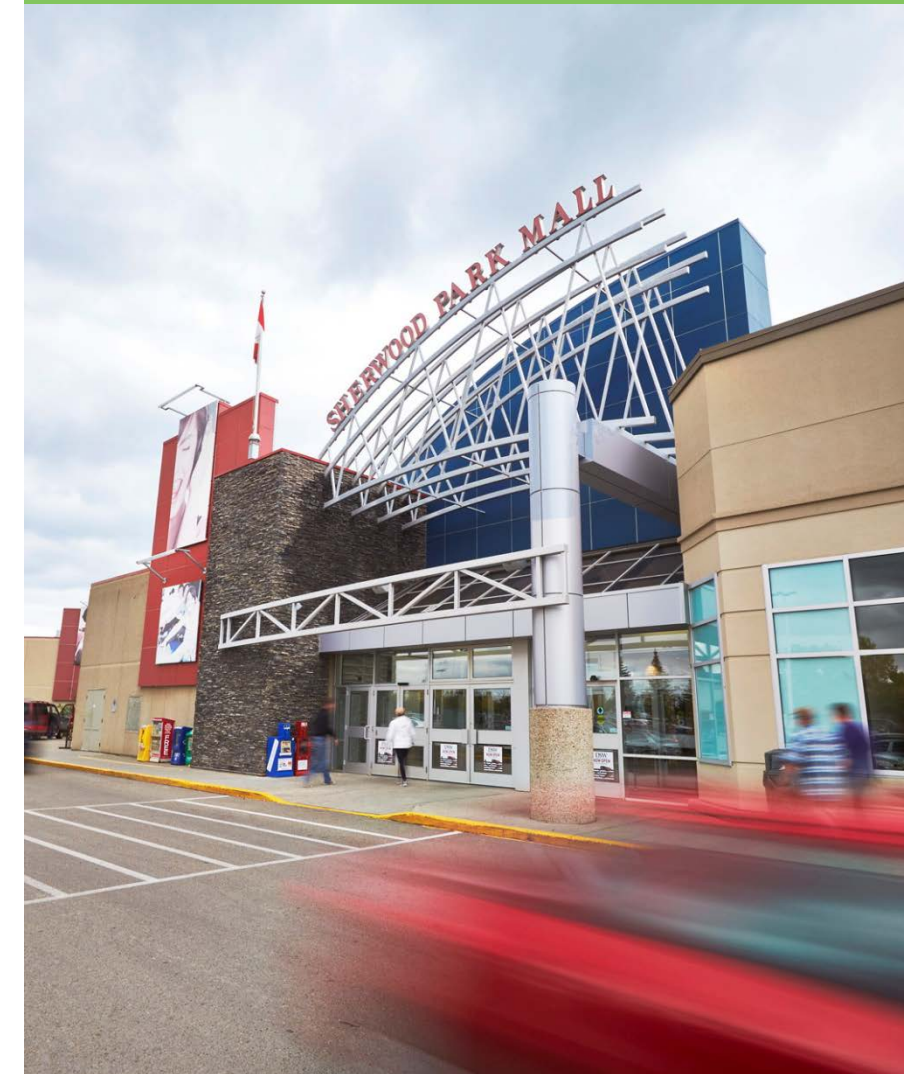
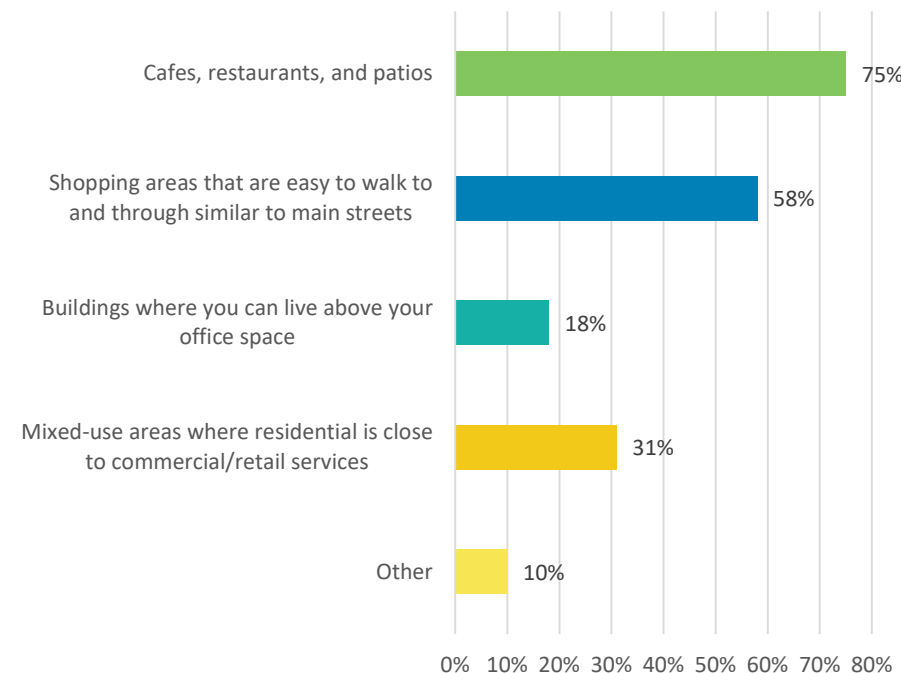
TYPES AND FORMS OF COMMERCIAL

As we heard through other topics, respondents felt overwhelmingly that additional cafes, restaurants, and patios were needed within the area. Pedestrian friendly main street development and mixed use areas were also popular choices.

Additional suggestions for services included grocery and health services, among others. Suggestions to have opportunities for smaller local businesses were also made.



What type of commercial and retail do you want to see in Centre in the Park? What experience do you envision? (check all that apply):



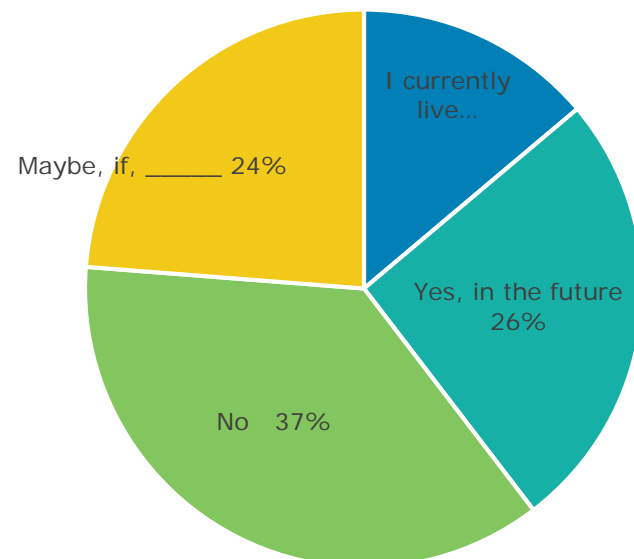
Residential

LIVING HERE

Over 60% of the participants had some interest in living within the Centre in the Park whether it be now, in the future, or dependent on certain conditions.

Of those who responded that they may want to live here, several said that it would depend on the affordability of housing options, whether walkability was improved, or if they decided to downsize.

Would you like to live in Centre in the Park?



HOUSING TYPES NEEDED

Specific suggestions focused on a need for affordability and inclusive housing for people of all ages and life stages including seniors, youth and young families. A small proportion, approximately 6% of respondents, felt that no additional housing was needed within the area.

A horizontal bar chart with five categories of housing types. The bars are colored green, blue, yellow, teal, and light yellow from top to bottom. The percentages are 30%, 27%, 31%, 45%, and 15% respectively.

Housing Type	Percentage
Condominiums	30%
Rental apartments	27%
Long term care facilities	31%
Mixed-use residential with retail on the ground floor	45%
Other	15%



Project Status

- Phase 1 of the project including the public engagement has been completed
- As part of phase 2, initial drafts will be completed in Fall/Winter 2018
 - Development Concept
 - Area Redevelopment Plan
 - Transportation Master Plan
 - Utilities Master Plan



Next Steps

- Initial Drafts circulated and revised Fall/Winter 2018
- Phase 2 Engagement – Winter 2018/2019
- Finalize documents – Winter/Spring 2019
- Phase 3 Engagement – Spring 2019
- Public Hearing and First Reading - Spring 2019





CENTRE IN THE PARK

Thank you!