



CENTRE IN THE PARK

Area Redevelopment Plan Update

Priorities Committee

February 12, 2019

Agenda

- 1 The Project
- 2 Draft Land Use Concept
- 3 Transportation
- 4 Youth Council
- 5 Next Steps

Part 1

The Project



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.

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 2019

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

Phase 4

Winter 2019 -
Summer 2019

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

WE ARE HERE

Project Status

Completed Activities



What we Heard in
Phase 1

PCM
Presentation
September 18,
2018



Workshop with Youth
Council

PCM
Presentation
Following
Part 3



Initial Document Drafts

Internal
Circulation
February, 2019

Part 2

Draft Land Use Concept



Draft CITP Land Use Concept



Primary Policy Area Objectives

Density

- As an Urban Centre the Centre in the Park is required to aspire to the EMRB Centres density target of 100 du/nrha

Diversity

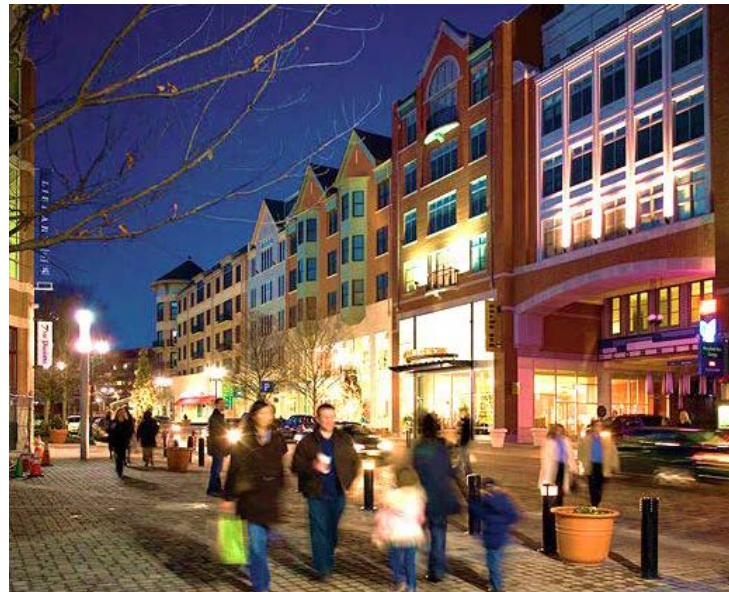
- The ARP strives to achieve an intense mix of development including residential, commercial, institutional, civic and recreational land uses.

Design

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

Main Street Policy Area

Mixed-use area with a focus on mixed-use buildings



Urban Centre Policy Area

Mixed-use area with a focus on commercial buildings



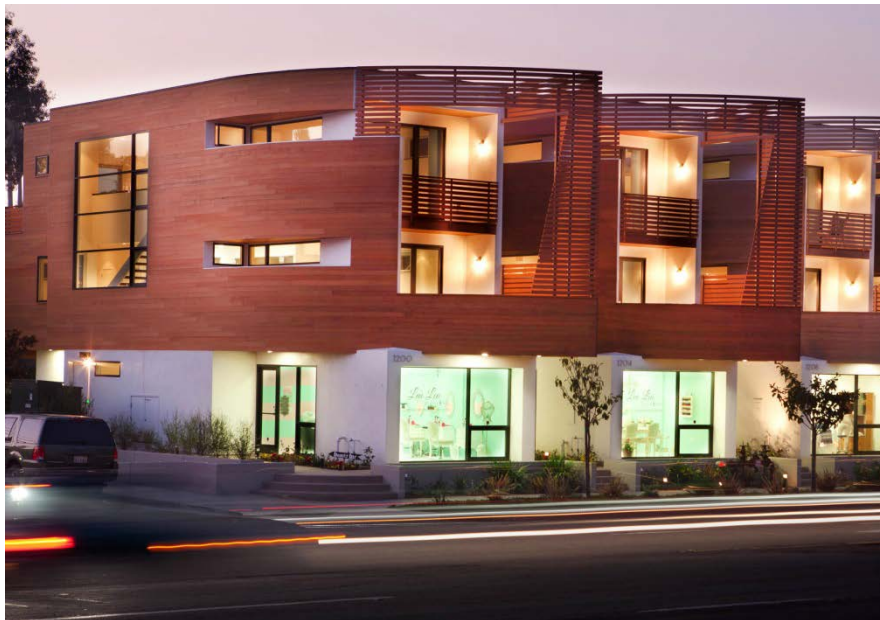
Community Policy Area

Mixed-use area with a focus on residential buildings



Neighbourhood Policy Area

Residential area with allowance for livework units



Civic Policy Area

Public service area with allowances for community housing and accessory uses



Institutional Policy Area

School and open space area



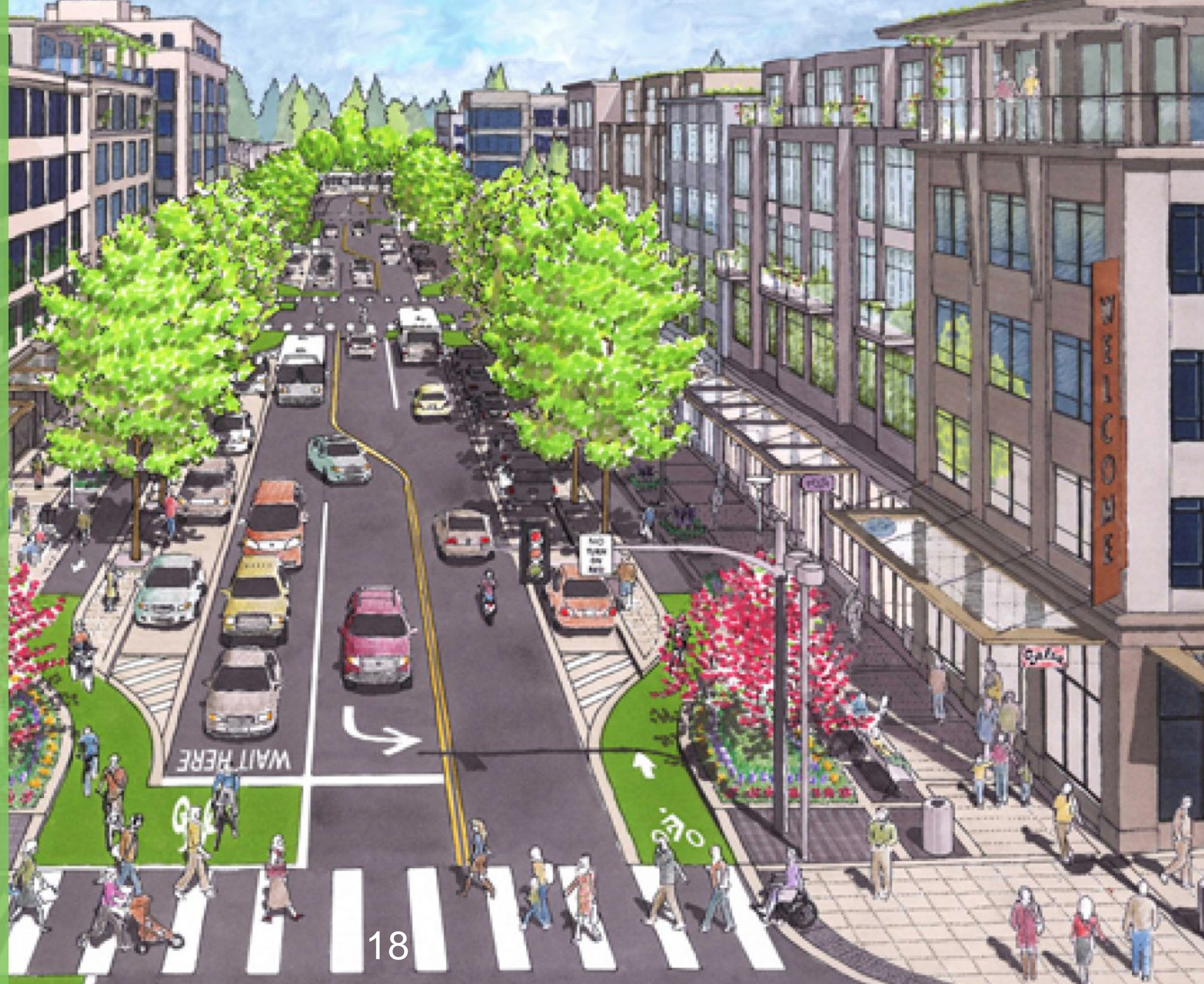
Major Open Space Policy Area

Open space and outdoor amenity areas



Part 3

Transportation



Transportation

Sherwood Drive



Transportation

Public Engagement

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 the roadway.

Transportation Statistics

Traffic Collision Statistics Report

- Strathcona County Traffic Collision Statistics Report 2016 recorded that the intersections of Sherwood Drive with Granada, Gatewood and Oak Street as well as the intersection of Georgian Way and Granada are all within the Top Ten Intersections within Sherwood Park for the number of Pedestrian and Bike Collisions (2007-2016).

Sherwood Drive and Granada

- The intersection of Sherwood Drive and Granada Blvd saw double the amount of Pedestrian and Bike Collisions of any other intersection within Sherwood Park.

Transportation

Lane Closure

Increased Population

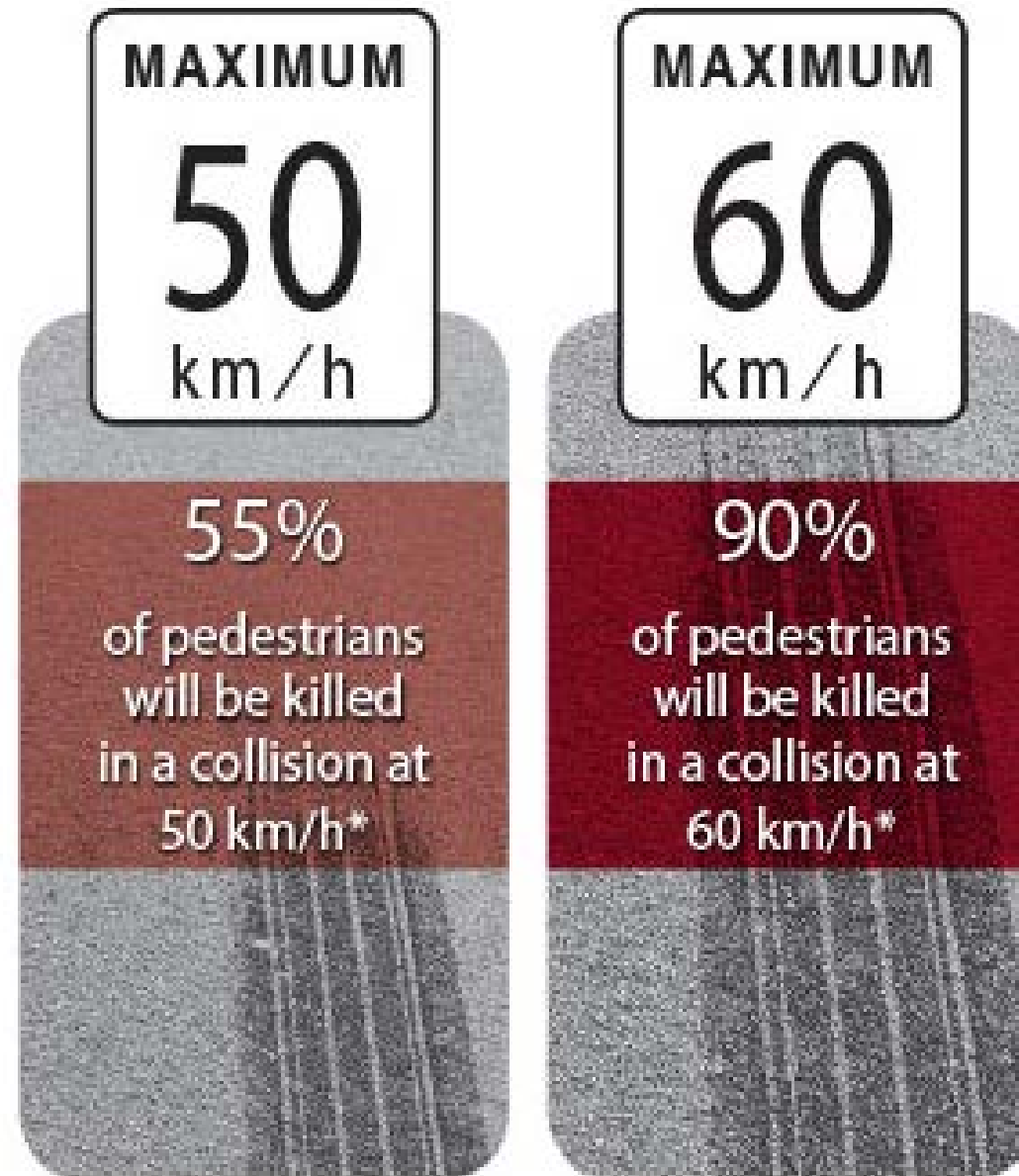
- The 2018 census showed a population increase within Centre in the Park of approximately 300 residents since 2015. With full occupancy of the residential buildings under construction an additional 330 residents are anticipated increasing the population by almost 75% since the time of the Traffic Collision Statistics Report. Further over half of the population within Centre in the Park is over the age of 65.

2018 Sherwood Drive Lane Closure

- A lane of traffic along the west side of Sherwood Drive from Oak Street to Festival Ave was closed in 2018 during the construction within the area.

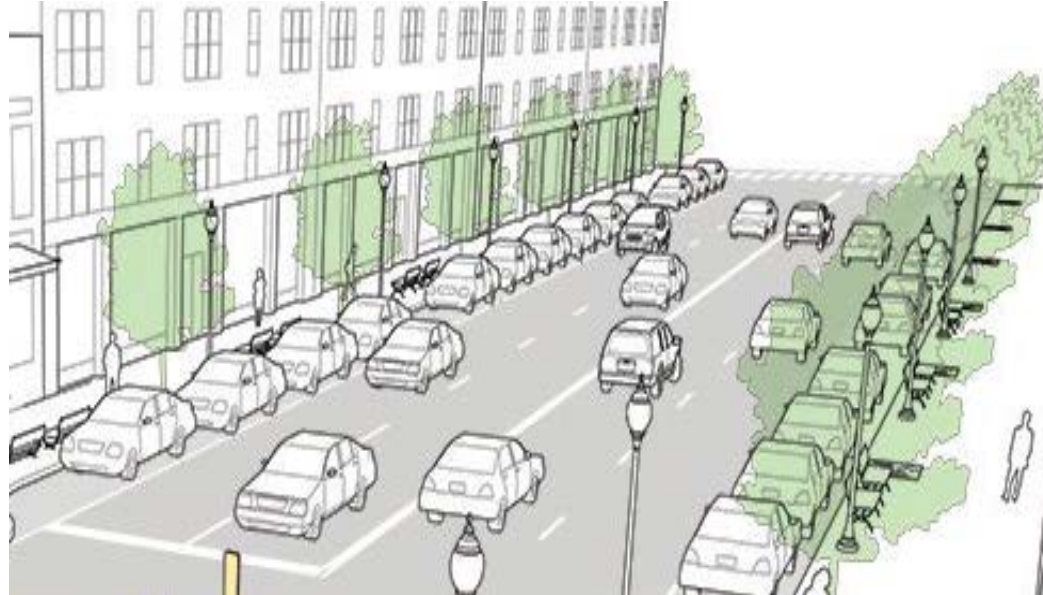
Pedestrian Safety Measures for Discussion

Speed Reduction



Pedestrian Safety Measures for Discussion

Adding on-street Parking



Adding Bus Bulbs



Adding Pedestrian Islands and Sheltering Locations



Adding Trees and Buildings

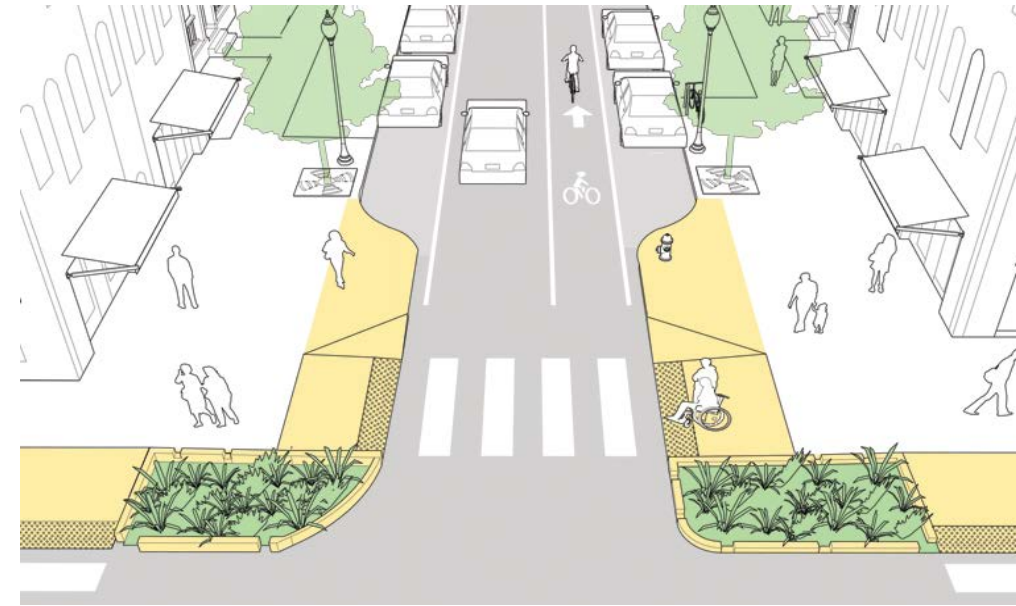


Pedestrian Safety Measures for Discussion

Adding Raised Crosswalks



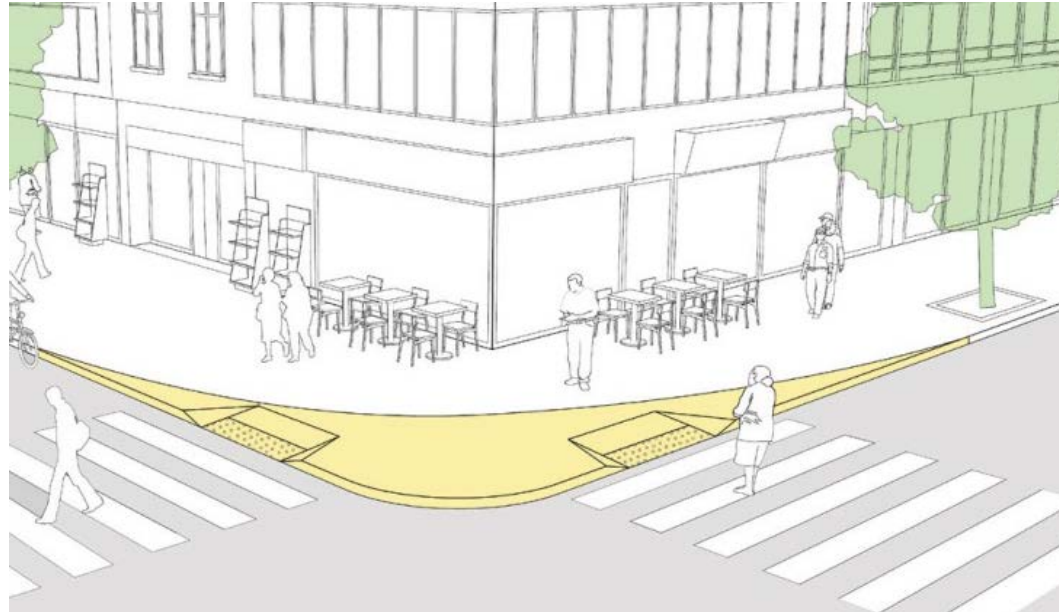
Adding Curb Extensions at Intersections



Adding Mid Block Crosswalks with or without Pedestrian Lights

Pedestrian Safety Measures for Discussion

Adjusted
Turning
Radius



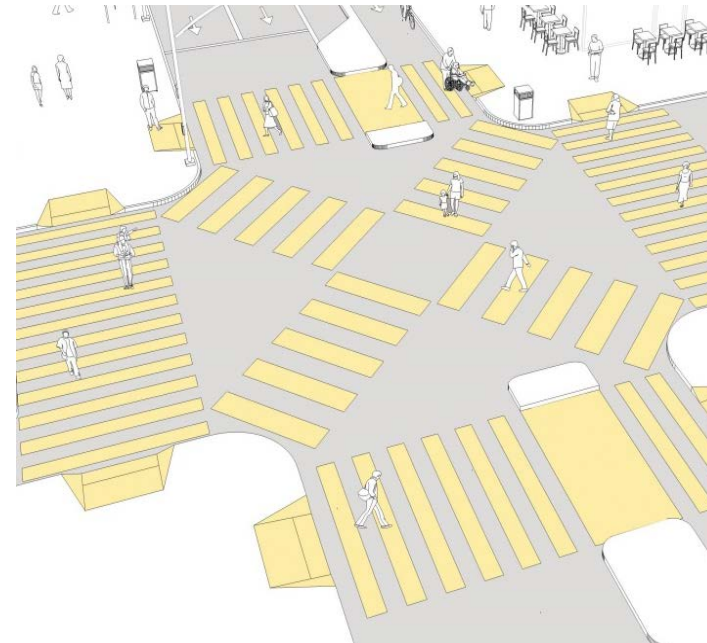
Adding
Cycling
Infrastructure



Removing
Channelized
Right Turn
Lanes



Adding
Pedestrian
Scrambles
with Pedestrian
Only Intersection
Signals



Part 4

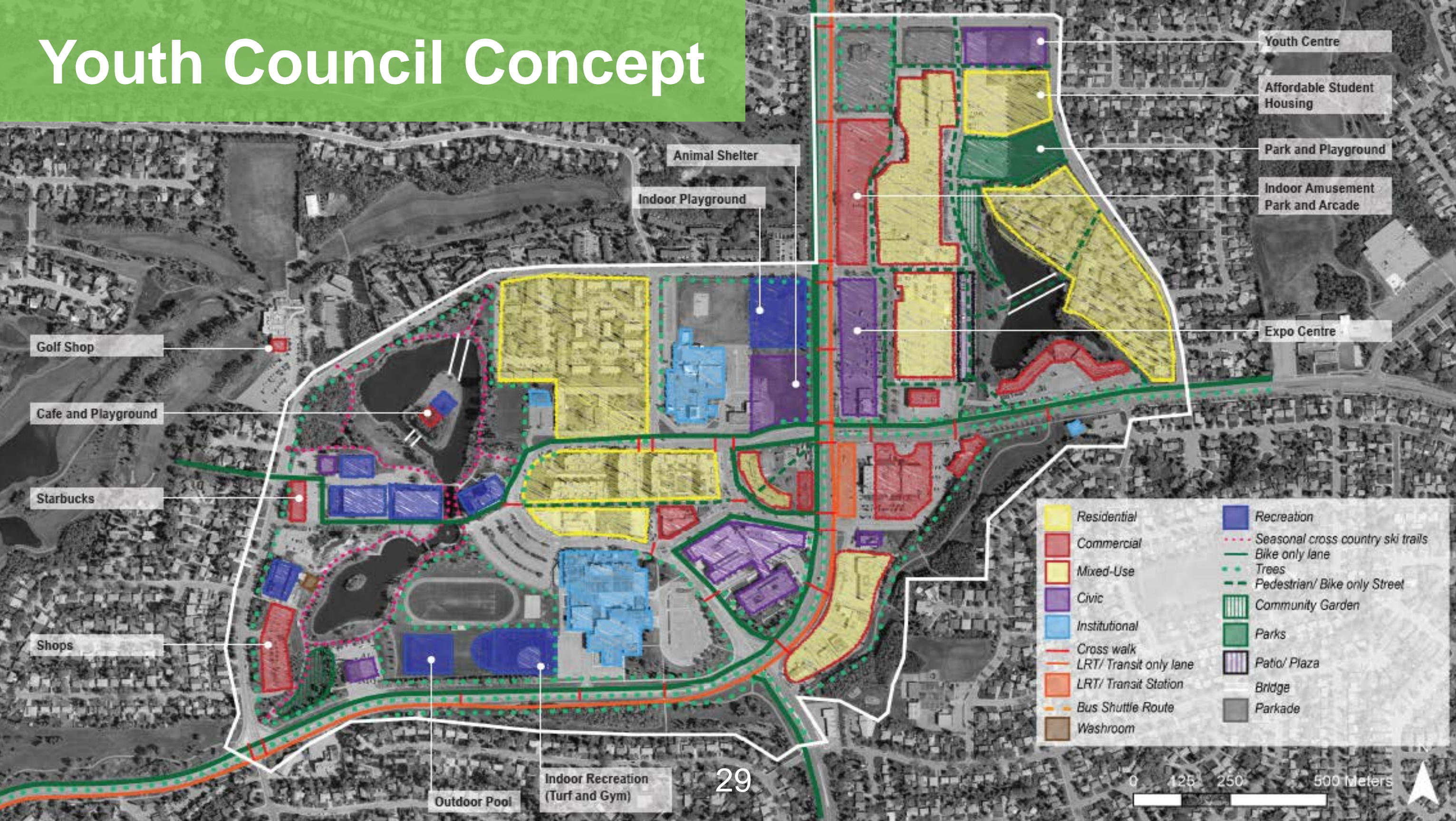
Youth Council



Youth Council Engagement

If you were a planner what redevelopment would you try to promote in the area to ensure complete, safe and sustainable communities for youth?

Youth Council Concept



Youth Council Takeaways

Sherwood Drive

General discomfort crossing Sherwood Drive and the need for additional pedestrian access (crosswalks), shorter crossings and greater protection for walkers and cyclists through bike lanes and walkways.

Car Free Areas

Need for safe spaces for people to walk and bike where they can freely cross roads between shops and activities by using pedestrian only streets (Mall Site).

Reducing Surface Parking

Overall reduced surface parking to increase development potential.

Proximity to Recreation

General consensus that Millennium Place is too far to walk or bike to. There is a need for recreational activities closer to homes.

Youth Council Takeaways

Activities

There is a need for more activities within Centre in the Park to make it a 24/7 destination (expo centre, youth centre, outdoor pool, indoor amusement park and arcade, cross-country ski trails, park and playground space, and cafes).

Seasonal Use

More seasonal uses can be integrated to ensure both winter and summer use (cross country ski trails and outdoor pool).

Affordable Student Housing

There is a need for affordable student housing in close proximity to a LRT or transit station, with a direct route to post secondary institutions.

Youth Council Takeaways

Trees

More trees should be added to beautify streets and parking areas.

Disperse Uses

Development should be mixed-use and disperse use types to reduced the concentration of single uses.

More Smaller Open Spaces

Preference was given to a greater number of smaller dispersed open spaces such as community gardens, plazas, playgrounds and small parks, rather than fewer large open spaces.

Part 5

Next Steps



Next Steps

Stakeholder Meetings January - February, 2019



Open House #2 February 13, 2019



Online Survey February 14-28, 2019



Revising Draft documents and creation of Zoning districts February to May, 2019



Final Open House - Spring 2019



Public Hearing - Spring 2019



CENTRE IN THE PARK

Thank you!