



# CENTRE IN THE PARK

Consolidated Public Engagement Summary

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May 2018 - November 2019

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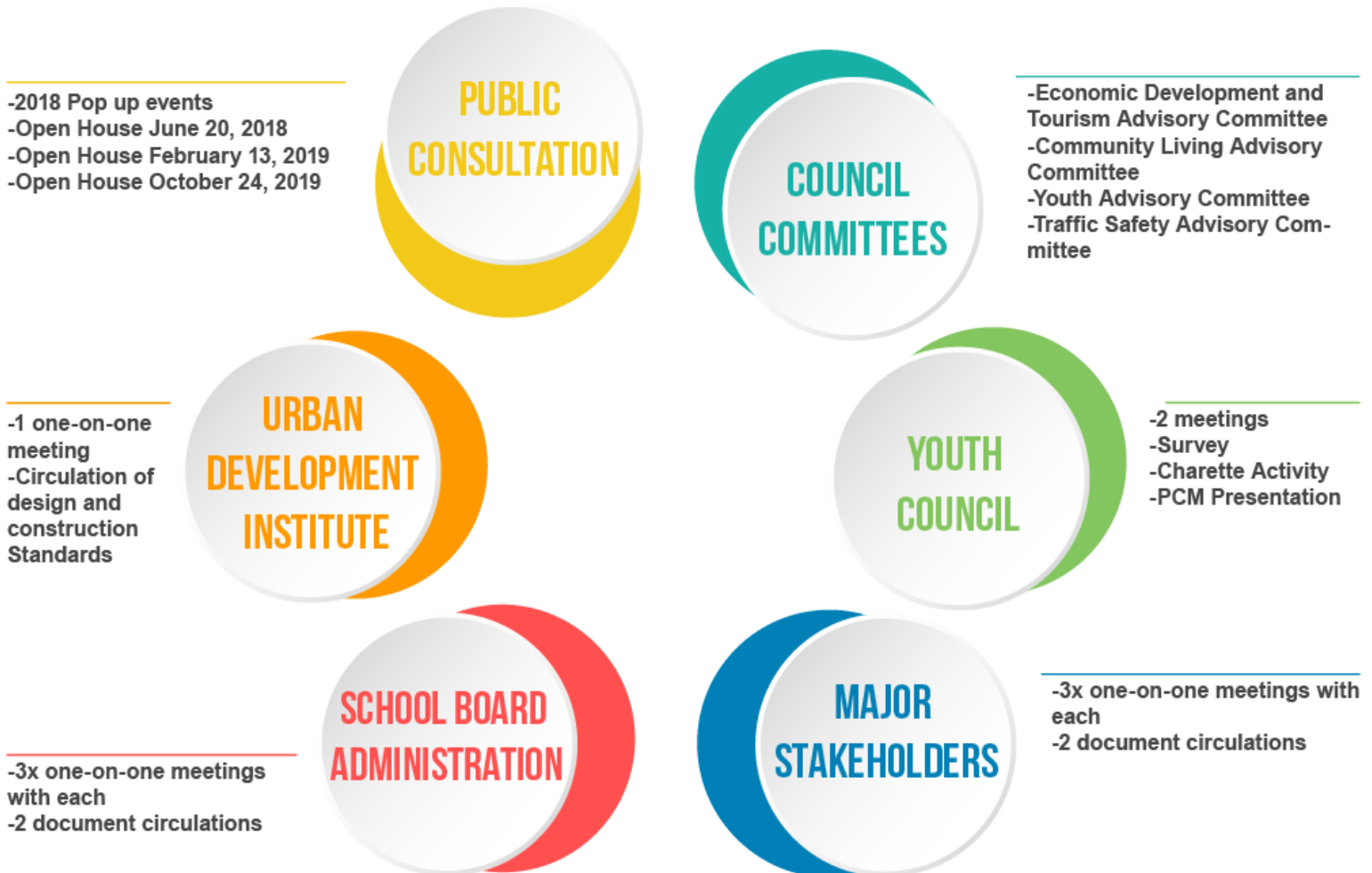


## PART 1: EXECUTIVE SUMMARY

Part one of this report provides an overall summary of all engagement activities related to the Centre in the Park Area Redevelopment Plan Project. The results from formal public engagement sessions are broken down by phase within Parts two, three, and four. Additional general comments and engagement materials for all phases can be found within the appendices.

Centre in the Park is the heart of the Sherwood Park community, and includes Broadmoor Lake, Festival Place, the Community Centre, County Hall, Sherwood Park Mall, and a variety of residential and commercial developments. It forms the only existing Urban Centre for Strathcona County and plays a significant role in service provision for both the local area and the region. Over the next several years, a revised Area Redevelopment Plan for Centre in the Park will guide its future land uses, design, transportation network, green space, and overall development. In order to ensure that the plan responds to community needs and complements the surrounding areas, a three-phase engagement strategy was used to craft the Centre in the Park Area Redevelopment Plan and supporting documents through community events and discussions.

## COMPLETED CONSULTATIONS



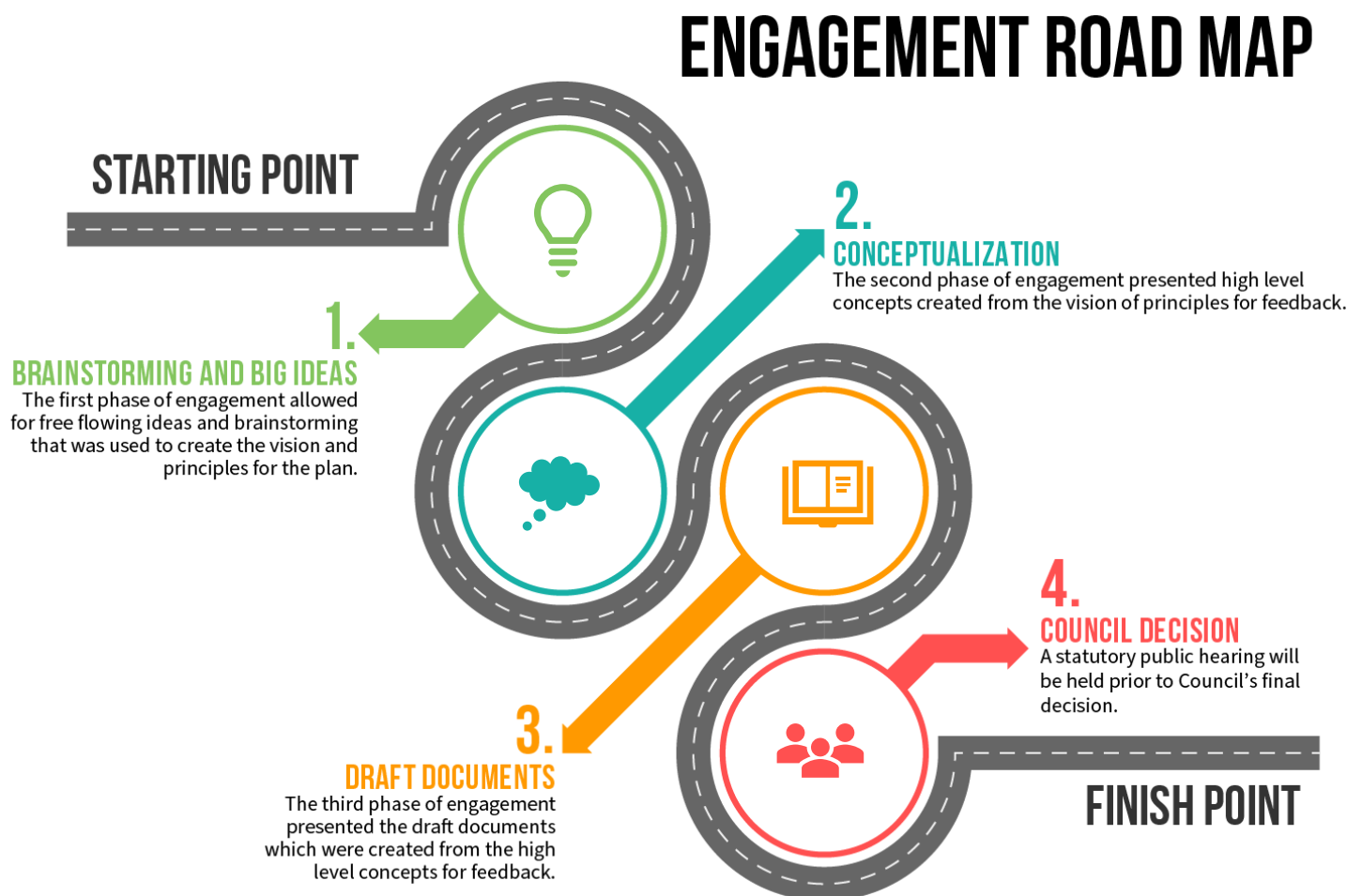
## POP UP EVENTS

The pop-ups took place on May 24, 2018 in Broadmoor Lake Park, Sherwood Park Mall, and the Sherwood Park Farmers Market. They aimed to raise awareness of the project and promote the open house through postcard invites.

## OPEN HOUSE #1/ONLINE SURVEY

The first open house took place on June 20, 2018 in the Strathcona County Community Centre. 79 people attended, and 15 comment forms were filled out. During engagement events, County and Stantec staff engaged participants, asked questions, and took notes from conversations. A graffiti wall at the open house allowed attendees to voice their thoughts on strengths, opportunities, and challenges of the project through sticky notes. Other story boards provided opportunities for feedback on specific categories including commercial, residential, connectivity, community, and open space.

An online survey ran from June 21, 2018 to July 13, 2018 and asked the same questions as those posed on the open house comment card, including questions about connectivity, mobility, open space, sense of community, commercial and retail options, and residential development types in Centre in the Park. 233 responses were received from the online survey.



## OPEN HOUSE #2/ONLINE SURVEY

The second open house took place on February 13, 2019 at the Broadmoor Public Golf Course Clubhouse from 5:30 to 7:30 pm. Twenty-three people attended, and 8 comment sheets were filled out. A graffiti wall at the open house allowed attendees to provide additional comments and feedback. County and consulting staff were in attendance to answer questions and take notes. The draft concept was displayed at the open house along with supporting storyboards explaining the various policy areas contained within the concept. Information regarding pedestrian safety, transition areas and active modes of transportation was also provided in the storyboards. The combined Youth Council redevelopment concept was also on display. The storyboards were posted on the County website following the open house.

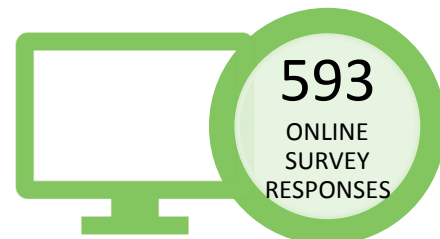
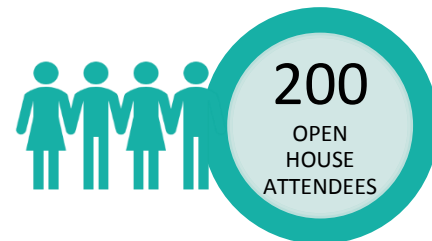
An online survey ran from February 14, 2019 to February 28, 2019 and asked the same questions as those posed on the open house comment sheet, including questions about residential and mixed-use development, transition areas, parking, transportation, and pedestrian safety. The online survey was available on both SurveyGizmo and SCOOP (Strathcona County Online Opinion Panel). Between SurveyGizmo and SCOOP, 530 responses were received.

## OPEN HOUSE #3/ONLINE SURVEY

The final open house took place on October 24, 2019 at the Community Centre from 5:30pm to 8:30pm. There were 98 people who attended, and 28 comment sheets were filled out. County and consulting staff were in attendance to answer questions and take notes. The draft Area Redevelopment Plan (ARP) and Land Use Bylaw (LUB) were displayed at the open house along with supporting storyboards explaining the various policy areas and zoning areas. Storyboards regarding density transitions, active mode connections, and conceptual street cross-sections were also on display. The storyboards, draft ARP, and draft LUB were posted on the County website following the open house.

An online survey was open between October 25 and November 14, 2019. The online survey asked the same questions as those posed on the open house comment sheet. The online survey was available on both SurveyGizmo and SCOOP (Strathcona County Online Opinion Panel). Between SurveyGizmo and SCOOP, 582 responses were received.

## PUBLIC PARTICIPATION



## ADVERTISEMENTS



## ADVERTISEMENTS

Open houses were advertised through the distribution of postcards or letters to approximately 1000 area and area adjacent landowners prior to each open house. Open houses were also advertised through the County project webpage, e-newsletters, Sherwood Park newspaper advertisements, social media, and digital signs at County facilities and transit stations.

## YOUTH COUNCIL ENGAGEMENT

On January 7, 2019, staff from the Strathcona County Planning and Development Services department met with the Strathcona County Youth Council to complete a workshop on redevelopment for Centre in the Park. County staff presented on the basics of planning and then had the Youth Council identify on a map, what type of redevelopment they would try to promote in the area to ensure complete, safe and sustainable communities for youth.

On January 21, 2019, County staff met with the Youth Council for a second time to show the Youth Council the combined version of their maps and confirm the main takeaways from their ideas for redevelopment. Eight members of the Youth Council also completed the comment sheets that were available at the open house and online.

The Youth Council presented their concept for the Centre in the Park Area Redevelopment Plan to the Priorities Committee on February 12, 2019.

The proposed redevelopment concepts of each of the three groups, along with one combined map that identifies all of the ideas from the three groups can be found in Appendix B.

## COUNCIL ADVISORY COMMITTEES

The project team presented to four Council committees including the Economic Development and Tourism Advisory Committee, Community Living Advisory Committee, Youth Advisory Committee and Traffic Safety Advisory Committee. Positive discussion regarding the materials were had and questions were answered.

## FORMAL DOCUMENT REFERRAL

Documents were referred to internal and external stakeholders for review and comment. Comments were considered in the finalization of documents.

## STAKEHOLDER CONSULTATION

Several stakeholders were involved in the creation of the Centre in the Park Area Redevelopment Plan and supporting documents including internal departments, external agencies, area school boards, and major landowners. Engagement techniques varied between groups and included one-on-one meetings, circulations, workshops, group meetings, written comments and follow up responses. All stakeholder groups provided positive feedback on the final drafts and a will to continue working with the County going forward. Quotes from various stakeholder groups can be seen below:

## STAKEHOLDER COMMENTS

"The final draft of the CIP Area Redevelopment Plan Update can be supported "

"It sounds like it could be a great plan to propel the area into a shopping and residential area."

"(We are) encouraged by the update of the ARP and the vision the County has for the area."

"We don't have any further questions regarding those documents."

"(We) remain very excited about the opportunity to intensify (our) site and look forward to working with the county to ensure the necessary framework is in place that will allow the future development to not only be economically feasible but to be a successful upgrade to both the physical property/site and community."

"The pedestrian crosswalk and streets surrounding the school property should have the configuration to accommodate young students from 8 to 14 years of age."

"(Our organization) feels that the process was collaborative and inclusive."

"A clear understanding of both the costs and benefits of the upgraded infrastructure is critical in order to be able to create a mechanism where the upgrade costs can be shared equitably amongst all stakeholders within the ARP who will ultimately benefit from the upgrades and additional value added from the new development and increased density"

"We have reviewed the updated ARP and are of the opinion that the changes made to the ARP generally achieve the outcomes desired by (our organization)."





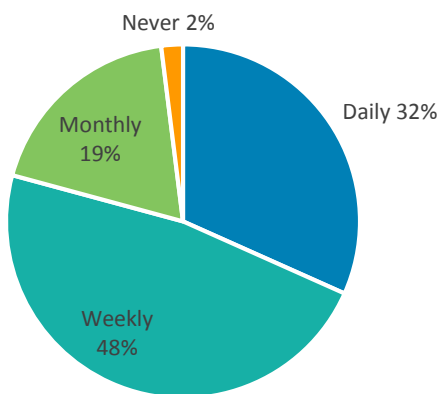
## SURVEYS AND STICKY NOTES

Residents were given opportunities to provide feedback on the following topics including 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

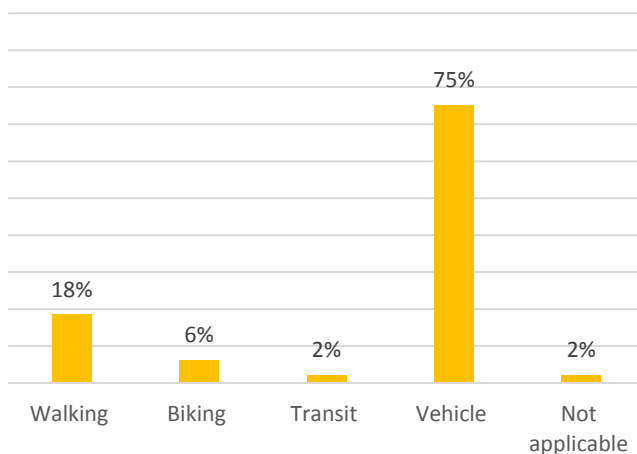
How often do you travel to/from Centre in the Park?



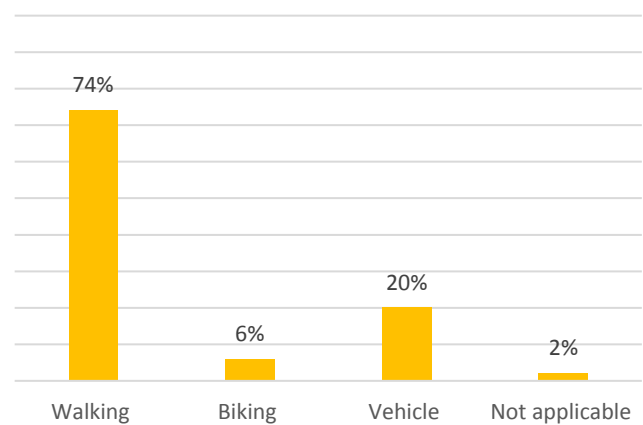
The results of the engagement clearly show that the majority of individuals engaged in our activity visited the area frequently.

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.

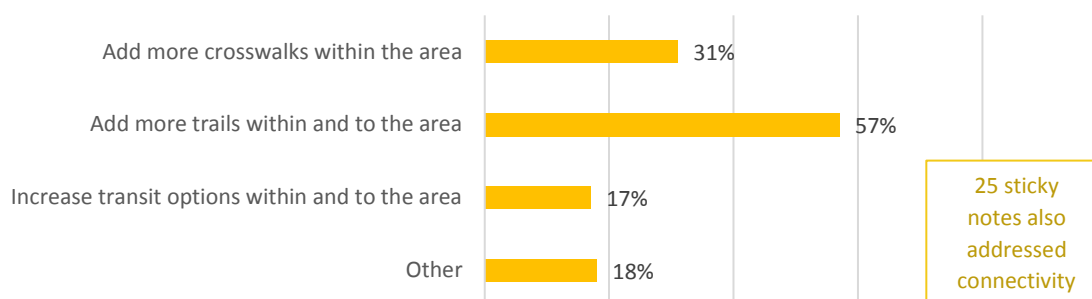
When I travel to Centre in the Park I primarily get here by:



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



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



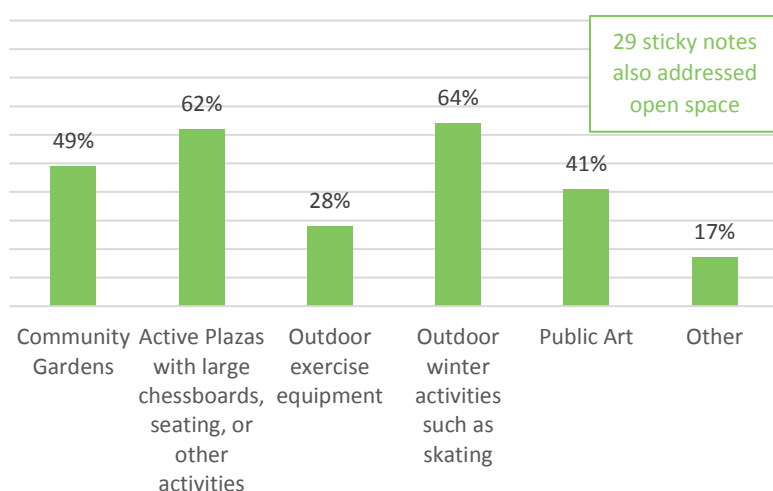
Respondents felt that all three of the choices given were necessary, with the largest response given to a need for more trails and a substantial reply to additional crosswalks.

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

Suggestions to improve safety included mention of speed bumps, trail lighting, traffic controlled 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 connectivity and mobility.

## OPEN SPACE

What do you envision for open spaces in Centre in the Park? What potential do you see in them? (check all that apply):



Respondents felt that of the choices given, winter activities and active plazas were the most important, with community gardens and public art also receiving substantial response.

Respondents who provided a response to 'Other' or left comments on the open house boards commented that green spaces in the park should be maintained. Suggestions for improvements to green spaces included the addition of a band shell or outdoor music venue as well as increased food and beverage options, among others.

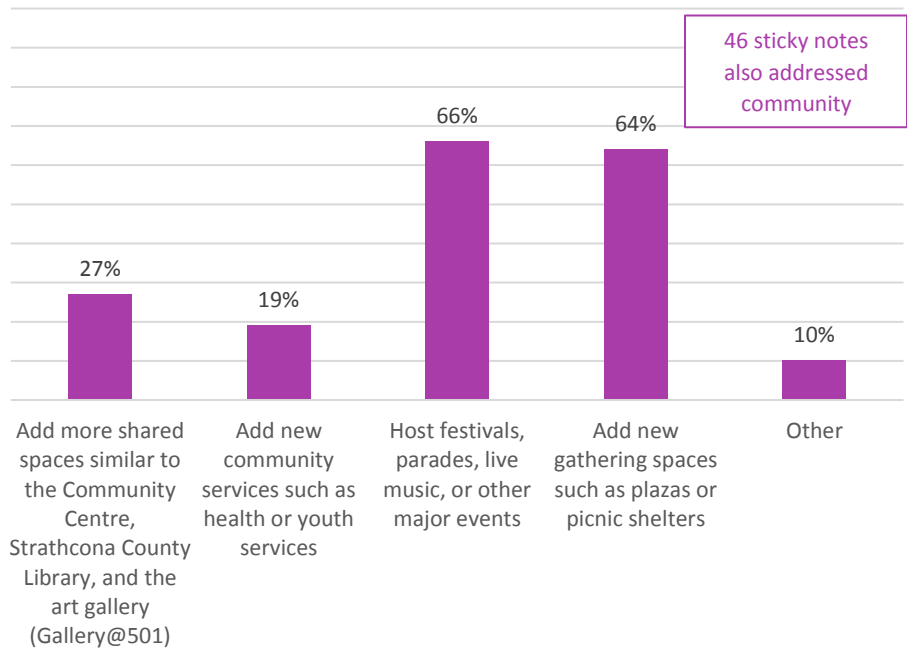


## COMMUNITY

Respondents felt that public events and gathering spaces were important for building community. Shared community facilities and new community services were also supported.

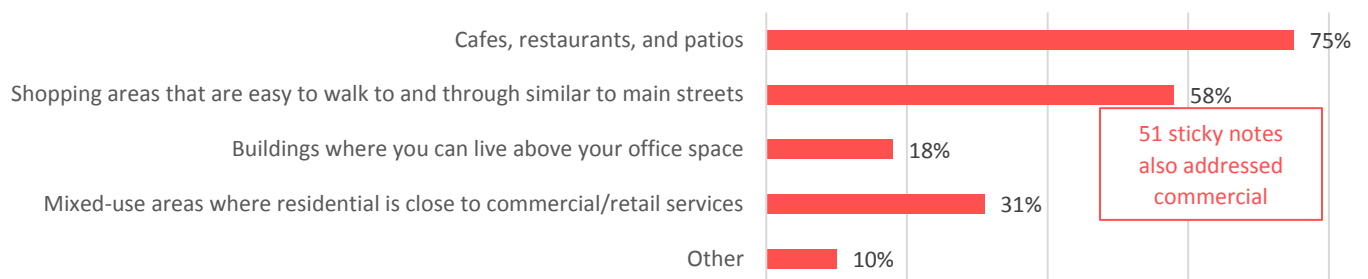
Similar to the responses under open space, a need for additional cafes and live music were mentioned under 'Other' or on the open house sticky notes. Additional suggestions included the relocation of the museum to the area and increasing services for different age groups, cultures, and interests.

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



## COMMERCIAL

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):

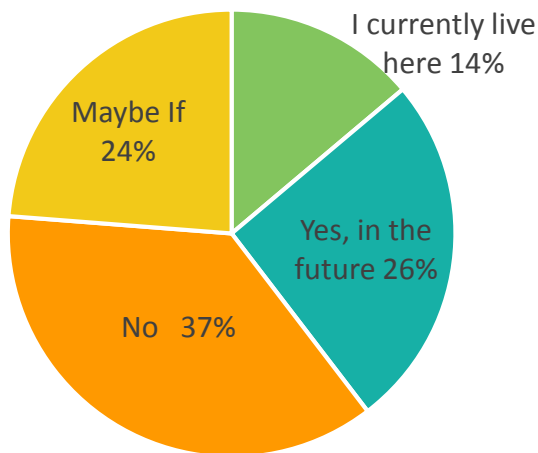


As we heard through other topics, respondents felt overwhelmingly that additional cafes, restaurants, and patios were needed within the area. Pedestrian friendly main street development and mixed use areas were also popular choices.

A number of suggestions were made at the open house and within the online survey for additional commercial services including restaurants, grocery, and health services, among others. Suggestions to have smaller local businesses were also made.

## RESIDENTIAL

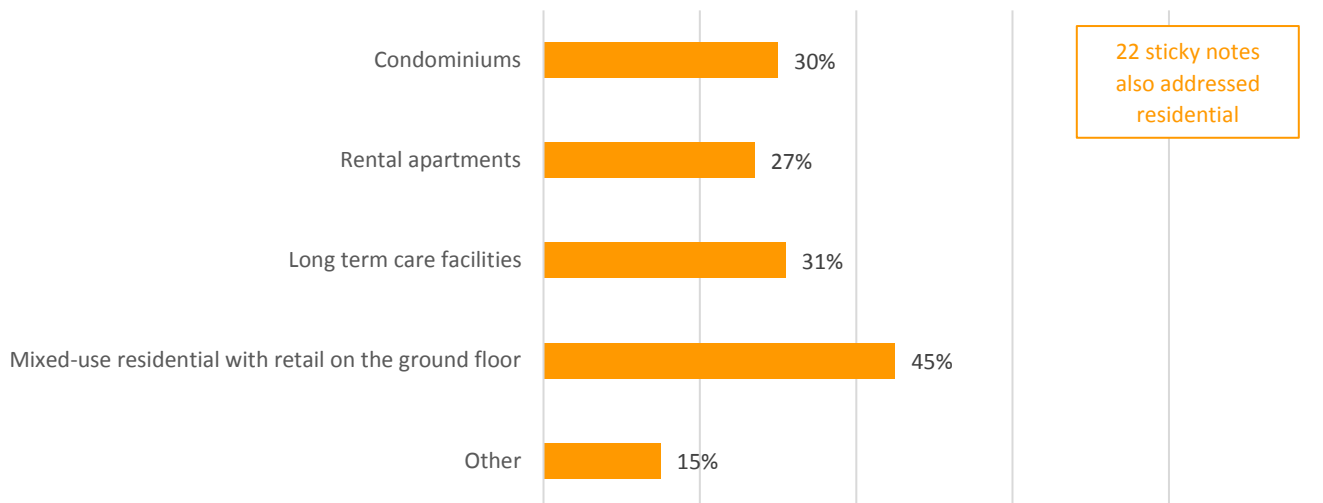
Would you like to live in Centre in the Park?



Over 60% of the participants who completed the comment sheets and online survey 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.

How do we create a community for all ages, incomes, and abilities? What kind of housing do we need more of in this area? (check all that apply):



Though a need for all the housing types was acknowledged, the majority of respondents felt that mixed use housing with retail on the ground floor was needed within the area.

Specific suggestions from the open house and online engagement focused on a need for affordability and inclusive housing for people of all ages and life stages. A few individuals felt that no additional housing was needed within the area.

## COMMENTS ON WHY INDIVIDUALS WOULD CONSIDER MOVING TO THE AREA

The following were offered as suggestion of what some respondents would need to see in the area before moving to Centre in the Park. Responses are from the open house comment sheet as well as the online survey:

- Cheaper housing currently very pricey
- I can afford it. It seems to all be expensive seniors condo development.
- I could afford it
- I could afford it.
- I could afford it. Currently WAY out of my price range!
- I downsize
- I end up renting in the area in the next few years. Walkability and bikeability would be a priority for me then.
- I need to down size
- I no longer wanted a yard
- I was older and wanted to walk to everything.
- I were retired
- I wish that we choice another place. I am tired of the construction, particularly the attitude of the construction workers not keeping proper house keeping
- I'm already close enough to walk without being too close to the traffic.
- I'm an empty nester
- If it was affordable when I need to downsize...and had great energy....
- In retirement
- It had better senior age options
- It was more affordable
- It's affordable & not too crowded.
- More daily activities and night life came into the area
- My children were out of the house.
- No school there
- The area builds up the retail to include a good mix of shopping opportunities where I can get all my needs met.
- The area was walkable and accessible for those with disabilities.
- The residents from the Christensen developments were told the truth when the bought....instead of a 'potential 10-year plan', it's been more like 1. The construction has been constant!!!! Horrible quality of life for these people!
- There was affordable senior housing in the future.
- There were 3 bedroom condos available with amenities geared toward families!
- When my kids leave
- availability of adequate and reasonable rental apartments are built.
- faster proper development
- it is developed to be pedestrian friendly with useful destinations
- it was affordable
- it was more walkable
- it were better developed with walkability and sustainability in mind
- It's affordable and the architects make the balconies a reasonable size
- more affordable and not always surrounded by construction.
- our kids are grown up and move out, 15+ years from now.
- prices were within reach as I move to more fixed income
- residential areas are affordable
- seniors living is good there when I get older!
- the area was truly walkable and it had lots of eating options and shopping
- the right home became available.
- there were family condominiums with larger but simple units, not luxurious, and affordable condo fees.
- we have bought a condo from Salvi
- when I retire.
- when I'm older and my kids are moved out
- Traffic less congested. Reasonably priced accommodation for Seniors
- and I love it [written next to "I currently live here"]

## PART 3: PHASE 2 ENGAGEMENT RESULTS

The second phase of engagement included an informative open house that took place on February 13, 2019 at the Broadmoor Public Golf Course Clubhouse and an online survey which ran from February 14, 2019 to February 28, 2019. The goal of the open house was to present the draft land use and transportation concepts from the Area Redevelopment Plan. The survey was used to collect feedback on the open house information. The results from the survey are summarized below.

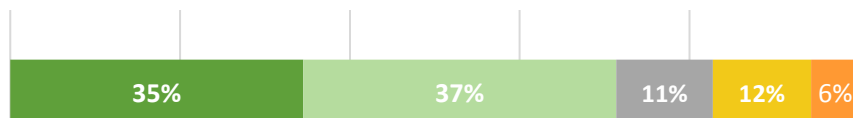
### SURVEY RESULTS

The questions asked were intended to confirm that current policy direction within the draft ARP aligns with the public vision created through the Phase 1 Engagement of the project. Residents were given opportunities to provide feedback on the following topics through comment sheets at the open house, as well as an online survey:

- 1 CREATING A DOWNTOWN CORE
- 2 MIXED-USE DEVELOPMENT
- 3 RESIDENTIAL HOUSING
- 4 TRANSITION AREAS
- 5 PARKING
- 6 TRANSPORTATION AND SAFETY

Strongly Agree   Somewhat Agree   Neutral   Somewhat Disagree   Strongly Disagree

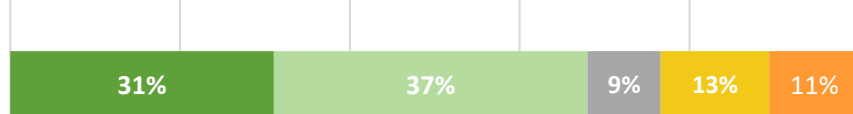
The design and development of the Centre in the Park should create a feeling of a downtown core.



Different types of land uses should be provided throughout the Centre in the Park including housing, retail, offices, community services and recreation.



Centre in the Park is an appropriate location for higher density residential options such as apartments, condominiums and mixed-use buildings that are four or more storeys in height.



An area requiring decreased heights of buildings should be placed between existing single family homes and future high density development to ensure a transition between the two development types.



Additional on-street parking would enhance the Centre in the Park experience.



Streets within Centre in the Park should provide opportunities for all modes of transportation including vehicles, biking, walking and public transportation.



## SUMMARY OF SURVEY RESULTS

### CREATING A DOWNTOWN CORE

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

The draft Centre in the Park Area Redevelopment Plan proposes to enhance the urban centre design and character through mixed land uses, pedestrian connectivity, and creating a strong public realm and sense of place.

Over 70% of respondents either strongly agree or somewhat agree that the design and development of Centre in the Park should create a feeling of a downtown core.

### MIXED-USE DEVELOPMENT

Mixed-use development is development that combines compatible residential, commercial, institutional and recreational land uses within buildings or in close proximity in order to increase density, reduce development footprint through land use and improve public accessibility to amenities.

Presently Centre in the Park is a bustling mixed-use area, with open space, residential, institutional, and commercial uses. The draft Centre in the Park Area Redevelopment Plan proposes both continued and intensified mixed-use development within Centre in the Park.

89% of respondents either strongly agree or somewhat agree that different types of land uses should be provided throughout Centre in the Park including housing, retail, offices, community services and recreation.

### RESIDENTIAL HOUSING

The draft Centre in the Park Area Redevelopment Plan proposes a range of housing forms to accommodate a diversity of resident needs. This includes proposed medium and high density apartments in the Main Street, Urban Centre, and Community Policy Areas, and low to medium density residential development in the Neighbourhood Policy Area that provides a transitional interface with adjacent single-detached neighbourhoods. The Civic Policy Area proposes opportunities for limited community housing.

Though varied responses were received for this question, over 65% of respondents either strongly agree or somewhat agree that Centre in the Park is an appropriate location for higher density residential options such as apartments, condominiums and mixed-use buildings that are four or more storeys in height.

### TRANSITION AREAS

The draft Centre in the Park Area Redevelopment Plan proposes that transition areas be placed where future higher density developments, 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 stepbacks are used to gradually transition heights.

Over 75% of respondents either strongly agree or somewhat agree that an area requiring decreased heights of buildings should be placed between existing single family homes and future high density development to ensure a transition between two development types.

## PARKING

The draft Centre in the Park Area Redevelopment Plan proposes that parking be organized to minimize the effect on pedestrians and the streetscape and maximize developable area.

On-street parking can be used to provide a safety barrier for pedestrians on sidewalks and cyclists travelling in a cycle track, as well as reduce motor vehicle speeds.

Over 70% of respondents either strongly agree or somewhat agree that additional on-street parking would enhance the Centre in the Park experience.

## TRANSPORTATION AND SAFETY

The draft Centre in the Park Area Redevelopment plan proposes that 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 space.

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

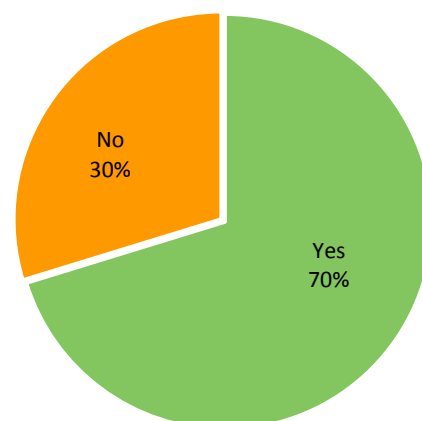
With over 91% of respondents either strongly agreeing or somewhat agreeing that streets within Centre in the Park should provide opportunities for all modes of transportation including vehicles, biking, walking and public transportation, this statement received the highest level of support from the participants.

Through the Phase 1 engagement our project team heard significance concerns from residents regarding their safety while walking and cycling across or along Sherwood Drive and Granada Blvd. Due to this feedback and other statistics which suggest improvements may be needed along these arterials, the Centre in the Park Transportation Master Plan is exploring potential implementation measures to improve pedestrian safety along these corridors.

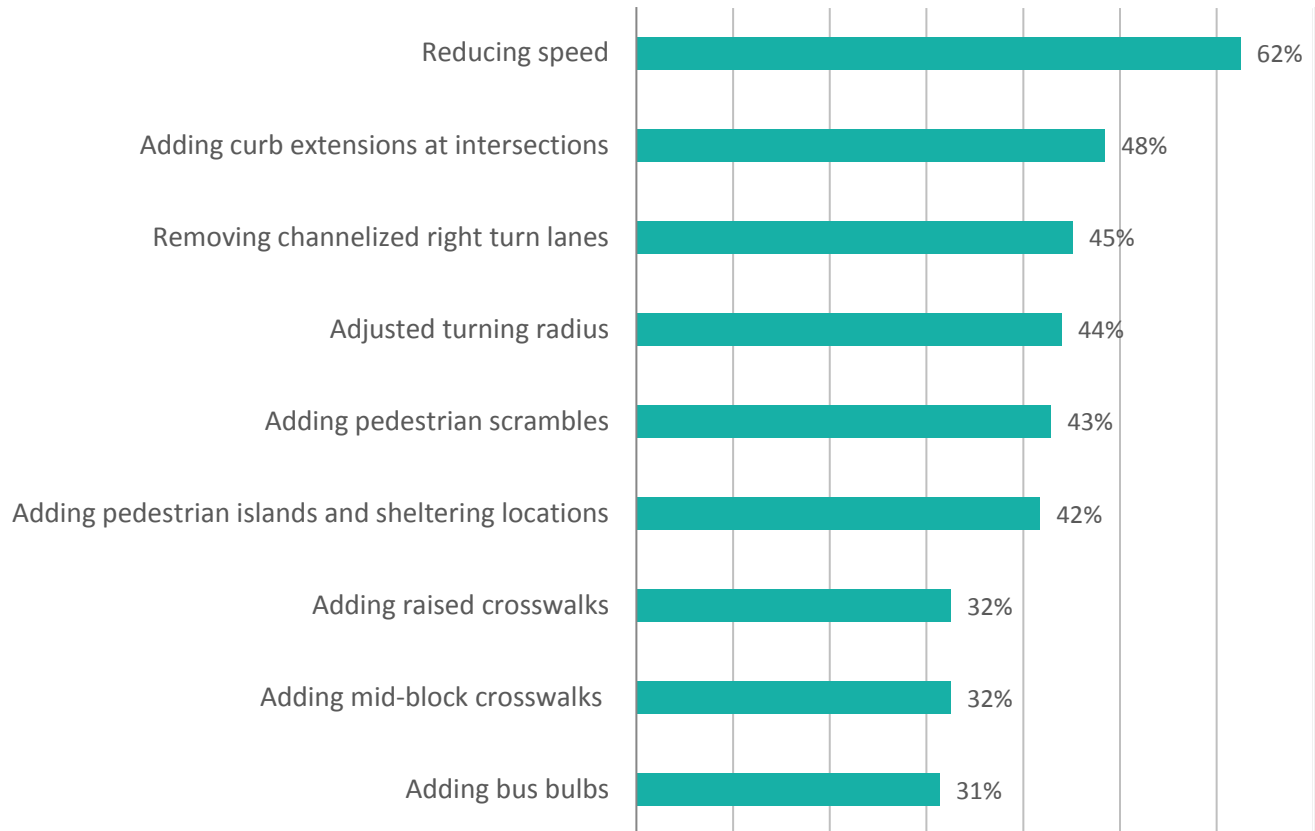
70% of respondents believe that additional safety measures are needed along or across major streets within Centre in the Park, such as Sherwood Drive or Granada Boulevard, to make walking, biking, or taking public transit more comfortable and protected.

Reducing Speed, adding curb extensions, and adjusting turning radius were the highest ranked safety measures that respondents felt should be implemented on major streets in Centre in the Park.

Are additional safety measures needed along or across major streets within Centre in the Park, such as Sherwood Drive or Granada Blvd, to make walking, biking, or taking public transit more comfortable and protected?



If you answered yes to the above, which of the safety measures on the following page should be implemented on major streets in Centre in the Park (choose all that are applicable).



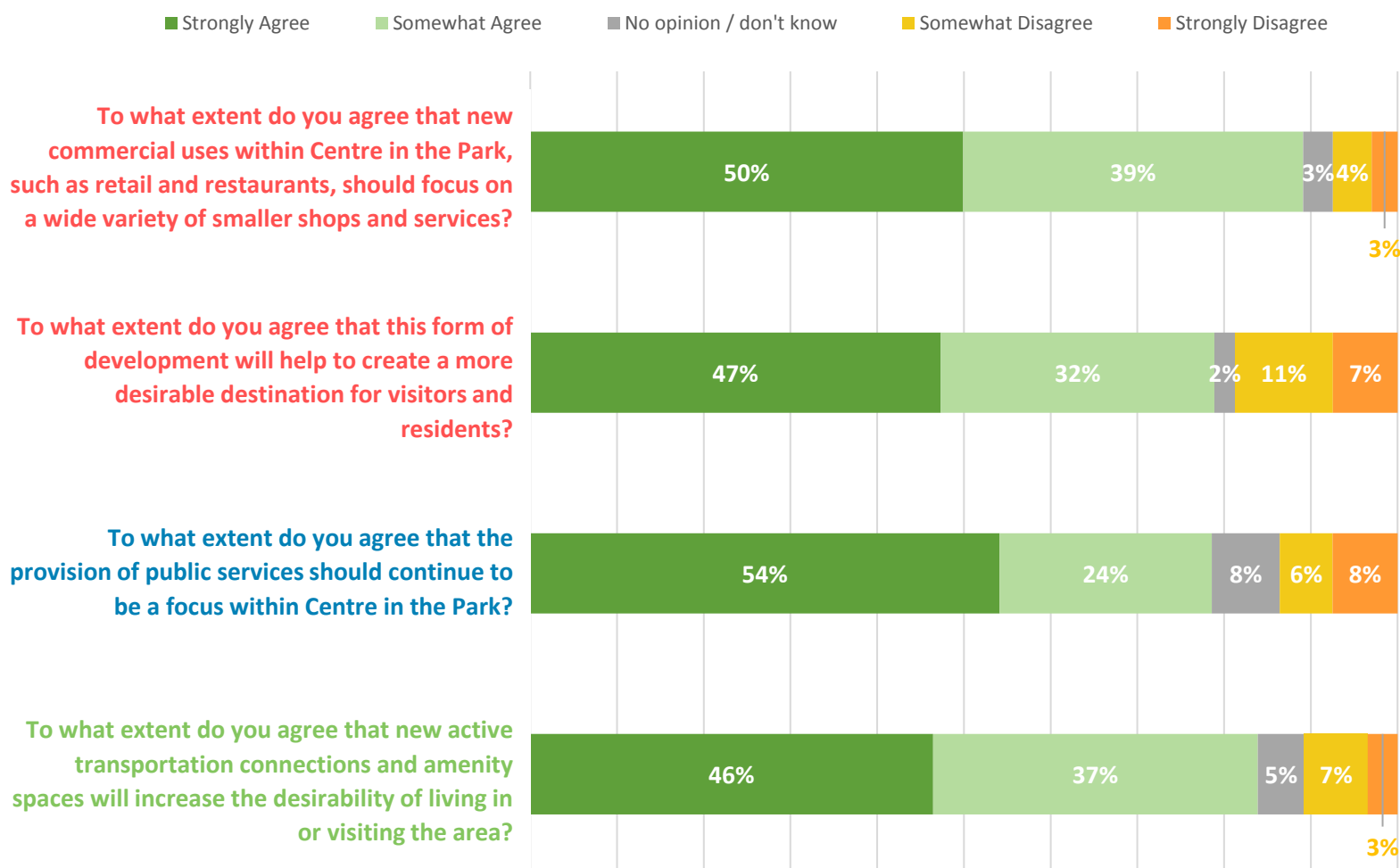
## PART 4: PHASE 3 ENGAGEMENT RESULTS

The third and final phase of engagement included an informative open house that took place on October 24, 2019 at the Strathcona County Community Centre and an online survey which ran from October 25, 2019 to November 14, 2019. The goal of the open house was to present the draft Area Redevelopment Plan, Zoning District and road cross-sections. The survey was used to collect feedback on the open house information. The results from the survey are summarized below.

### SURVEY RESULTS

The survey sought public input on the current policy direction in the draft ARP and LUB, and aimed to confirm alignment with the public vision created through previous phases of engagement. Respondents were given opportunities to provide feedback on the following topics:

- 1 COMMERCIAL DEVELOPMENT
- 2 PUBLIC SERVICES
- 3 CONNECTIONS AND AMENITIES
- 4 STREETSCAPING
- 5 TRANSPORTATION AND SAFETY





## SUMMARY OF SURVEY RESULTS

### COMMERCIAL DEVELOPMENT

The draft Centre in the Park zoning and ARP proposes policies for Centre in the Park that aim to provide opportunities for smaller commercial spaces, which provide a greater variety of shops and services within the areas, as opposed to larger single store spaces.

Nearly 90% of respondents either strongly agree or somewhat agree that new commercial uses should focus on a wide variety of smaller shops and services.

Proposed policies for Centre in the Park also focus on shops and services that are located next to the sidewalk, and are easily accessible when walking by or from on-street parking, as opposed to shops surrounded by large amounts of surface parking. This is intended to create the look and feel of an urban main street to support the character of Centre in the Park as our downtown core.

Nearly 80% of respondents either strongly agree or somewhat agree that this form of development will help create a more desirable destination.

### PUBLIC SERVICES

Currently, much of Centre in the Park includes public service facilities, such as the Community Centre and Library, Festival Place, and various recreation facilities. Proposed policies for Centre in the Park maintain this focus within public service areas.

Nearly 80% of respondents either strongly agree or somewhat agree that public services should continue to be a focus of Centre in the Park.

### CONNECTIONS AND AMENITIES

Active transportation connections provide infrastructure for pedestrians, cyclists, those using wheelchairs, and other active ways of getting around. The Centre in the Park ARP aims to create a walkable community by providing safe infrastructure for active transportation mode connections throughout Centre in the Park, as well as easily navigable open spaces and outdoor amenities.

As redevelopment occurs in Centre in the Park, additional amenity spaces and active transportation connections will be established within redevelopment areas to fill in gaps within the existing trail network and ensure adequate access to open spaces.

Over 80% either strongly agree or somewhat agree with the desirability of new active transportation connections and amenity spaces.

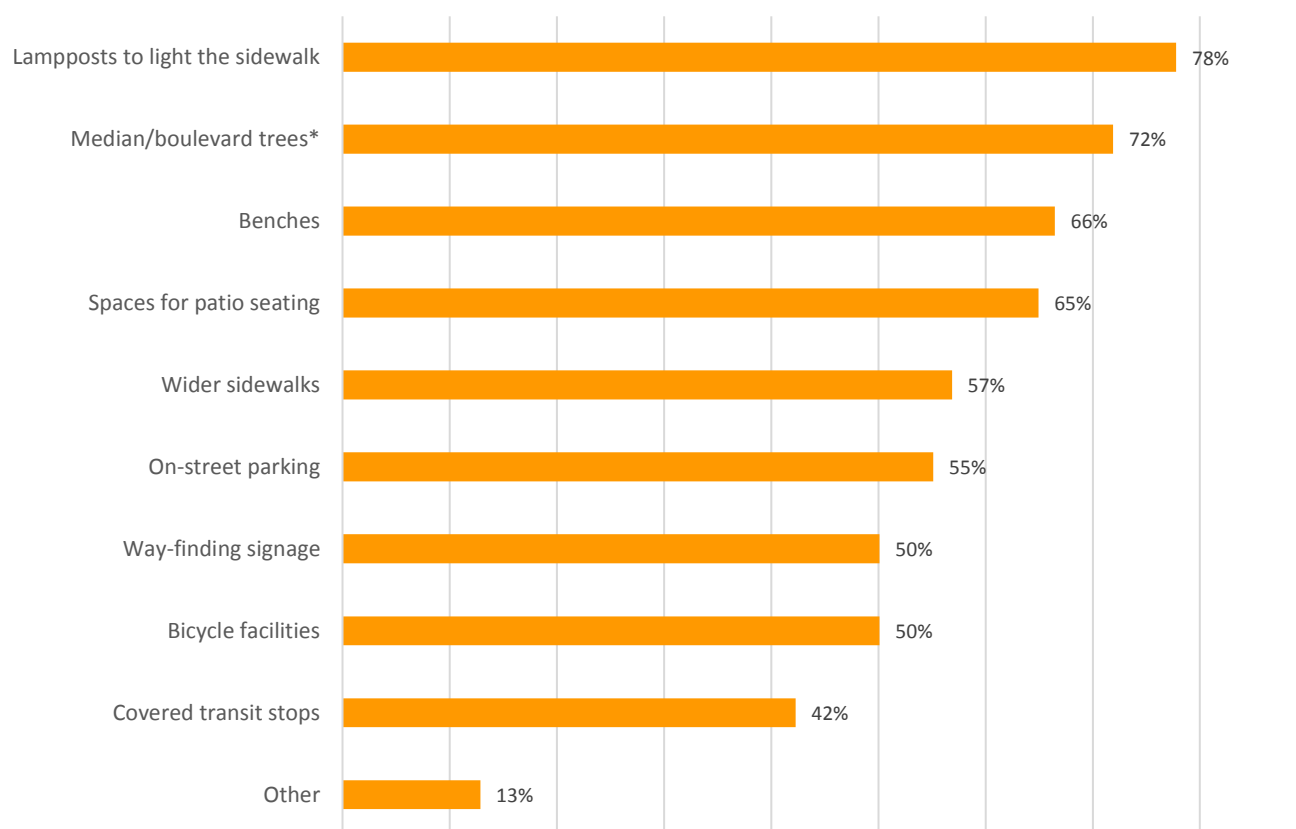
## STREETSCAPES

Looking to gain insight into the types of streetscaping elements that participants value, the survey provided the following context about streetscape design.

Changes to roads within Centre in the Park are proposed when redevelopment or renewal begins, to make the area safer for people walking and riding bicycles, accommodate an urban form of retail and services, and help establish the character of a downtown core. Street elements including lighting, trees, benches, spaces for patio seating, wider sidewalks, on-street parking, way-finding signage, bicycle facilities and covered transit stops among others are proposed to be implemented over time, as redevelopment or renewal occurs on area streets.

Respondents were not limited to a specific number of selections for this question. The results show that most respondents felt that all the proposed elements are important additions for streets within Centre in the Park except for covered transit stops which was only supported by 42% of respondents. As this is a multiple response question, statistically, 42% is still considered to be a positive response rate.

### Which of the following do you feel are important?



\* Trees located in street median and boulevards (next to the sidewalk)

## COMMENTS ON OTHER IMPORTANT STREET ELEMENTS

The following were offered as suggestion of what some respondents felt were other important street element within Centre in the Park. Responses are from the open house comment sheet as well as the online survey:

- Noise barriers for residential areas, e.g. sound barrier wall between Sherwood Park Mall and Gatewood Boulevard & Georgian Way
- Covered transit stops – we have 7 months of winter!
- Bicycle facilities – sure, but not sure the need is there.
- Lots of trees and green!
- On-street parking – this is going to be a hard sell
- Innovative lighting systems
- Trees could be located at fairly sparser areas within part of the sidewalks. Separate lane for skateboards.
- Quit “calming” some streets forcing traffic onto others
- Allowance for vehicle traffic
- Wayfinding signage, especially one-way streets
- Plan for the dog influx and droppings! Noise pollution – have to close windows at night; light pollution – shines in condo window
- "Free on street parking" with no time limit. A lot of home care workers are working in this area. Sometimes longer than 2 hours. We don't have a lot of travel time to go to the next client. Searching for proper parking takes too much time sometimes.
- "Gathering areas"
- A lot more parking and make it accessible for regular use
- Cigarette disposal, tell Harmony at the Market to clean up the mess at their building entrance
- Designated areas for parking- particularly if you're hoping to draw people to the core for events and activities that support business in the core
- Flowers, shrubs, greenery,
- Keep as many parks and trails
- Most important - access to public green spaces
- Off-street parking
- Parkades
- Parking
- Underground parking; Other transport functions like e-scooters or bike-share apps
- Well lit well signed crosswalks
- Is there a plan for the 7 - 8 months of winter that we experience - heated bus shelters or spots for those waiting to stay warm?
- Leave as is. Why spend money on rich elite people
- Park space, open gathering space
- Regular snow removal
- Themed approach to street elements consistent with look and feel of Centre in the Park
- Washrooms

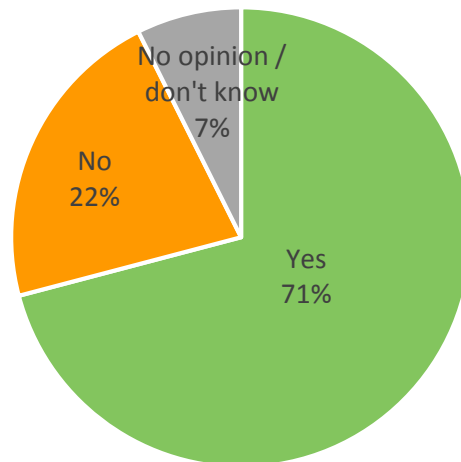
## TRANSPORTATION AND SAFETY

The draft Centre in the Park ARP proposes that reduced speed limits in vehicle lanes be implemented in order to improve safety and promote the vision of a downtown core.

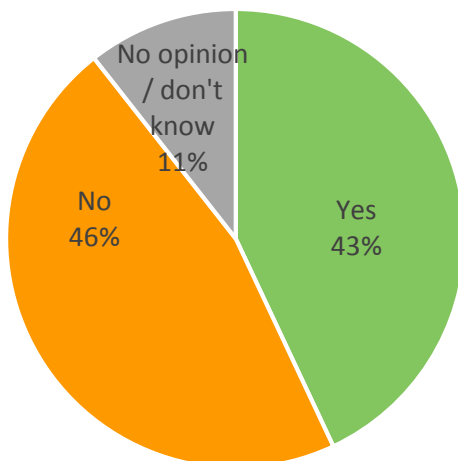
As the area redevelops, the number of pedestrians is expected to increase significantly. In order to ensure the safety of these pedestrians and achieve the vision of a downtown core, reduced speed limits throughout the area have been proposed.

Over 70% of respondents agree that reducing speed limits is reasonable in order to accomplish the vision of a downtown core and improve safety.

Do you feel that reducing speed limits within the area is reasonable in order to accomplish the vision of a downtown core and improve safety within Centre in the Park?



Do you feel that reducing the number of lanes on a small portion of Sherwood Drive, from the Sherwood Park Mall site to County Hall, is reasonable in order to accomplish the vision of a downtown core and improve safety within Centre in the Park?



In order to improve safety and achieve the vision of a downtown core, a small portion of Sherwood Drive is proposed to be reduced to four lanes in the future, as redevelopment or renewal occurs. This will make this section of the street consistent with existing Sherwood Drive, north of the Sherwood Park Mall site, and south of County Hall. This is also consistent with existing Brentwood Boulevard and Granada Boulevard.

Responses to this proposal were split almost evenly between support and non-support with 11% having no opinion. The highly positive responses to other questions within this survey on the vision and street elements suggest that those who do not support the a reduction in the number of lanes on a small portion of Sherwood Drive do support the vision of the area and the proposed street elements presenting a conflict as these items are intrinsically tied together.

## APPENDIX A – GENERAL COMMENTS

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## PHASE 1 ENGAGEMENT: ADDITIONAL COMMENTS AND BIG IDEAS

### THEMED COMMENTS

#### GRAFFITI WALL COMMENTS

The following notes were captured in categories on the graffiti wall that was available at the open house:

##### Strengths

- Community programs: Kinsmen pool, library programs
- Keep all green space, lakes, trails
- Green spaces
- Playground
- Library
- Green space
- School and youth
- Park is great
- Walking trails are great
- Walkable amenities
- Almost all I need can be accessed by walking
- Broadmoor Park Lake and trails
- Prairie walk – condition needs repair
- Mall – commercial
- Engaged seniors – volunteer, community, skills
- Festival place - Supports community
- Festival Place
- Everything you need is close
- Large green space for community events like CND Day
- Farmer's market
- Pool
- Green spaces with trails
- Community centre
- Central Hub for Sherwood Park
- Walking trails

##### Opportunities

- Relocate museum to vacant mall space – increase visitors and utilization - or NE corner of mall site
- Balances communities all ages
- Encourage growth for Farmer's Market
- New tenant signage
- Festival Place events – advertise more online, posters, paper
- Shopping experience
- Medical clinic
- Social spaces for youth/teens
- Deter driving – encourage other modes including transit
- Museum in civic centre – library and art gallery
- Keep age restricted condos – that's why we moved here
- Start up retail
- Car-free day with event by parks once per month – no cars, pedestrian streets, and shuttles
- Community with commercial, i.e. old library in mall
- Salisbury Comp. for 1<sup>st</sup> year university courses
- Diversity in businesses
- Signage, bells on paths
- Small commercial/retail – niche
- More destinations to walk to
- Bike share with trails
- Reach out to community – advertise, market, info
- Over 18 condos

##### Challenges

- 4-way stop Oak St. / Brentwood Blvd
- Speeding on Oak St.
- Traffic - Check
- Bike safety
- Park space
- Visitor parking for residents
- Parking for rural residents – it's County facilities
- Too fast development
- Festival Way traffic with construction
- Traffic – pedestrian safety
- Parking – events
- Controlling traffic flow with higher density
- Convenience parking – drop-off/pick-up areas, daycare
- Need to be mindful that County Hall is to serve all of Strathcona County which means that there needs to be parking built in
- Stormwater into Park Vista parkade
- People using parking too long (weeks!)
- Lack of parking
- Speeding
- Parking for visitors to area
- Need free meeting/party space for condo use
- Contractors use half of road
- Reduce traffic
- Driving - one way traffic
- Traffic congestion
- Parking for visitors

## OTHER COMMENTS ON CONNECTIVITY/MOBILITY

The following suggestions on how to increase connectivity and mobility with the Centre in the Park were received as sticky notes or comment sheet responses at the open house, as well as through the online survey:

- Bike trail on west of Sherwood Drive from Tim Hortons to Festival Way and Salisbury Composite High School
- Make this intersection safer e.g. traffic light sequence, speed limits (Sherwood Dr. & Gatewood Blvd)
- Need more parking
- Be mindful that this area serves all of Strathcona County. This means not everyone can walk or bike. There needs to be parking to access library.
- Dogs, seniors, and children and wildlife need protection
- Bikes on the sidewalks go too fast! Especially by playground!
- Better “one way” signage. Too many people drive in the wrong direction. Very unsafe!
- More pedestrian friendly to cross Sherwood Dr. to shop
- Speeding! Going wrong way on one way!
- Cut traffic
- Limit/deter car traffic (not buses) so as to encourage more walkable atmosphere
- Drivers need to drive at speed posted
- Speed bumps or some slowing down of drivers on Festival Way
- Police bike patrols
- Increase bussing, limit cars, encourage walking
- Great having snow cleared from trails in winter
- Good night-time lighting
- Bike paths
- Festival lane NEEDS bus parking insets. Dangerous situation in front of library with two lane traffic and buses stopped
- Cross walk lights are needed crossing over to Festival Place
- Respect of people living here – not taking/blocking roads and parking; 4 way stop at Oak-Beauvista
- Lights at crosswalks a must
  - Ditto
  - Agree
- More buses
- Increase transit options outside Festival Way
- Enforce one way traffic. Parking too limited.
- No more "adding" until there is parking!
- Unsure. Traffic problems already exist.
- Add more crosswalks separated from traffic
- Make it safer to cross Sherwood Drive
- Stop narrowing streets. Have construction workers park elsewhere, not take up space needed for residents, school traffic, and visitors to County Hall and Library.
- Stop tearing up the sidewalks and finish the existing projects before starting another
- Traffic signs (ex. Stop sign Oak & Beau Vista). Running a respect the people who live here program
- Not allow any further density
- A senior-friendly walk/trail from Bedford Village to the Mall.
- Add washroom facility
- Better walks and cross walks for the safety of pedestrians
- Bus pull-ins along Festival Lane for safety.
- Crossing Sherwood Drive on foot is extremely dangerous, due to the time it takes to walk six lanes and poor drivers who drive erratically.
- Crossing lights for seniors in the Christensen Seniors Building
- Elevated crosswalk
- Ensure that there is adequate (and free parking) close by
- Get rid of the 1-way restrictions
- I don't see a problem here. Just don't decrease parking
- I like it the way it is
- Increase parking
- Make the roads (one ways) less confusing. I have encountered many a vehicle travelling the wrong direction on my way to Festival Place.

- Make walkways smoother for wheelchairs and people on walkers
- More parking - both above and below ground; more safe places to leave our bikes as well
- More parking spaces
- More parking. If you are coming to support businesses you need more parking. I don't think this has been well thought out. I understand you are trying to make the area more walkable and to use transit. I have never used transit in Sherwood Park and have no idea how it works.
- More rapid transit
- PARKING.. MORE PARKING
- Pedways between the buildings
- Please have the turn signals at all the intersections working at all times. It's so frustrating making a left turn, particularly at Festival Way, Granada and Sherwood Drive.
- Rather than crosswalks define the roads as shared use. Bikes and pedestrians equal to cars in rights.
- Shared bike/scooters
- Sherwood drive is uncomfortable to cross or walk beside. Mall parking lot is a barrier for people walking
- Your good
- construction has made walking around tougher - but hard to avoid that!
- designate bike lanes; use colour coded walkways for person with vision impairment
- fix the lights so the wait time isn't so long
- it has all those things already
- make sure sidewalks are maintained better
- more public parking
- more walkable
- no preference
- parking
- reduce the amount of development that is taking place
- Some priority for walkers across Sherwood Drive

## OTHER COMMENTS ON OPEN SPACE

The following suggestions on how to improve green spaces within the Centre in the Park were received as sticky notes or comment sheet responses at the open house, as well as through the online survey:

- a walkway/deck over part of the lake on the north side. The walkway/deck I mean is similar to those in Lakeland Ridge at their wetlands.
- a water feature, or a small bandshell
- Additional picnic tables
- amphitheater for outdoor music, theatre events
- bike paths, playgrounds close to senior homes to promote inter-generation interaction
- Broadmoor Park taking increased population – need to ensure impact is manageable on the green
- buskers, food vendors
- Coffee shop, food trucks
- Community garden?
- Community meeting spaces, large and small, for weddings, meetings, community group meetings, book clubs, study groups. More closed spaces, like the library for public use.
- concerts, more festivals
- Continue to host special events in CITP – New Year's Eve; Canada Day; community celebrations
- Ditto
- Doggie bathroom area on the Prairie walk instead of a grassy area that is brown all summer, put in a gravel area.
- don't know it's so crowded, anything could pop up
- Extend Kinsmen water park. Well used!
- fenced off leash dog area
- Festival Space
- Group picnic/bbq area
  - I agree
  - I agree!!
- Ice Skating around the whole of Broadmoor Lake in winter – like a skating trail



- Keep any green spaces we have now
- Keep focus on wildlife. No more buildings.
- Keep green spaces
- Keep our green space surrounding Salisbury Comp. This is where we come together to celebrate as a community. Very central.
- Keep the existing green spaces
- leave as is
- Leave them open
- Maintain green space
- more cafes - Vicki's has the market and is too pricey for most
- More facilities for youth i.e. skate park
- More food options
- More open space needed
- More parking
- More plants and green space and trees. Stop building.
- More public pianos
- More tables for picnics and group gatherings; love the outdoor exercise equipment ( we loved in the Netherlands where this was common); spaces for buskers to perform; spaces for public exercise classes - yoga for example
- more year round options for restaurants, bars, snacks
- Need to maintain landscape Reflections side
- No more condos
- No more condos in CITP – already too crowded
- No more housing
- No more rentals! Sherwood Drive etc.
- Not outdoor exercise equipment, not used around Smeltzer House
- Not sure about increasing residential density in CITP. Don't go crazy.
- Open air markets
- Outdoor exercise equipment is not great in this climate
- outdoor music/ gazebo
- Outdoor swimming pool/centre. (Ex. Abbey Centre)
- outdoor/indoor swimming pool! Some sort of a swimming pool under a dome that could turn into an outdoor swimming pool for the hot months. Would bring kids, youth, adults, seniors together.
- Parking
- Parking in this area is always full
- Parking! Need more
- Picnic area
- Picnic areas with tables and shade.
- places to safely walk or access by wheel chair
- Playgrounds
- Protect green spaces
- Seating
- Seating
- Smaller off-leash area for dogs
- Space just for children to run around
- Special events
- stock Broadmoor Lake with sportfish.
- Summer activities.. canoeing, paddle boarding etc
- Trail connectivity
- trees and native plants to encourage bees, butterflies, and birds and give people a peaceful, scenic place to be
- Walking trails that connect to others
- Washrooms
- What Open Spaces? Other than the Sports Field b/w Sal High School and Kinsmen Pool, I think the open spaces got used up with housing development.

## OTHER COMMENTS ON COMMUNITY

The following suggestions on how increase our sense of community and interactions within the Centre in the Park were received as sticky notes or comment sheet responses at the open house, as well as through the online survey:

- Community café
- Better adv for events at Festival Place
- More cafes and restaurants
- Teen programming

- Make farmers market more vibrant
- Seniors' services (trips)
- No more condos
- Small area for dog off leash, e.g. rink in Heritage Hills
  - Ditto
- Include the new museum in Center of the Park
- Better parking for resident guests is needed
  - Ditto!!!
- Const. free area
- Volunteer plaza could be a wonderful space for people meeting – more seating areas would help
- senior's exercise classes e.g. right in the Centre e.g. classrooms in the library
- It is important to maintain a large green space for the community can come together to celebrate CND Day example
- More meeting places
- Make use of empty space in the mall
- Create a green space west of Festival Estates/Reflections. Across from theater
- Cafes, small shops, etc.
- Family friendly housing options
- Need parking for rural residents to come
- Museum
- More parking
- The library does a great job!
- Community garden
- Locate museum here
- Archives
- Museum
  - Agree
- More parking
- Safer crossing Sherwood Drive
- Transport for seniors
- Cafes
- No more condos
- Health services
- Museum
  - Agree
- Neighbourhood pub
- Adequate parking
- More parking
- Bring the museum
  - Ditto
- Relocate museum
- Make it easier and safer to walk across Sherwood Drive
- A cultural downtown core
- A band shell or open stage might have been nice but not sure where they would fit.
- Add another theatre to Festival place
- Appeal to younger persons, in the 20 -35 age demographic, by making contacts with groups from edmonton/ rec sports
- Better parking
- Events do not need to be major...popsicles in the park is small but works
- Facilities so people may sit and relax. Kiosks for reasonable priced snacks and drinks.
- Finish the neverending construction!!!, make the Prairie Walk stream safe for wading,
- Food truck, ice cream, snacks, patio with apples and drinks. A draw for people to gather and socialize here. Hot chocolate in winter, etc
- Free exercise classes (yoga, cardio etc); free 'how-to' sessions - e.g. learning to garden day in the summer; have a community garage sale day
- Good as is - no need to spend even more videos tax dollars
- I agree with gathering spaces but we can start with things like bistro tables and inviting sitting spaces in all of the plaza areas.
- More programs for children (ages 0-17)
- Move the Strathcona Museum to this area
- No more picnic shelters - too many large groups
- Skatepark
- Wine bars, shops
- enclosed community hall type of space for the winter. To host tai-chi, yoga, community exercise groups, youth bands, choirs, craft groups
- its too crowded with condos
- make it more vehicle friendly so people from all areas of the county can come to enjoy
- more walking trails!

- outdoor Amphitheater-type setting for activities - kid shows, comedians, local music acts, presentations, etc
- Health services
- Youth services
- Food trucks
- Not youth services
- To do this we need more parking
- It's fine as it is. Perhaps coffee shops instead of so many other services that area available elsewhere.
- Shared spaces option is good but not right in Centre in the Park.

## OTHER COMMENTS ON COMMERCIAL

The following suggestions for commercial services and experiences within the Centre in the Park were received as sticky notes or comment sheet responses at the open house, as well as through the online survey:

- Deli and bakery
- Hairdresser
- Cafes
- Coffee shops
- No 7-eleven
- No 7-eleven
- Neighbourhood pub
- More restaurants
- More restaurant
- Doctor's, health care
- Doctor and health care
- Shops
- Pub
- Doctor's/health care
- Artist live/work/sell spaces
- Groceries
- Bike shop services
- Art galleries
- Pubs
- Walking to small shops, cafes – not large stores
- Restaurant
- Pet stores and vets
- Given the parking restrictions I wouldn't likely choose to shop here
- Department store
- Bowling alley 10-pin
- Marijuana medical oils
- Restaurants
- Pubs
- Services
- Independent cafes, restaurants, etc.
- Affordable cafes and patios
- Community eateries (not high-end)
- Another Coffee Haven
- Covered walkways
- Dentist
- Doctor's
- Small-scale commercial is outdated
- Too much commercial, no more
- Art walk
- Nightlife
- Ice cream parlors
- Pub nites
- Pub
- Development and museum in 3 small scale commercial area
- Taste of Sherwood Park
- Keep green space
- Bakery
- Butcher
- Services for kids
- Museum
- Outdoor rink
- A drawing place for residents and tourists (like a mini Granville island)
- Add more as long as it competes in someway with vicky's. They are the worst.
- And proper parking. Can't enjoy that area within proper parking
- Boutiques

- Could you put in a dollar store? The ones we have right now are too far away!
- Get a major retailer like The Bay
- I would like the areas to stay open. I find the existing development too claustrophobic.
- Independent businesses; co-op ventures; space where small businesses can rent a small space within a larger facility; a regular craft/art market similar to the farmers' market; European flavour in that the area is walkable once you've found somewhere to park your car!!
- LOCAL businesses please, no franchises
- Medical Clinic
- More variety at the mall....it's all jewelry and shoe stores.
- More walkable, multi use spaces, pedestrian friendly (FOR YOUNG PEOPLE TOO PLEASE)
- No more box stores though, local boutiques galleries cafes and pubs
- No more retail, cafes or restaurants.
- None
- Park/Playground
- Prefer less commercial and more social use of space
- Walkable storefront local businesses.
- a full department store would be nice
- ice-cream shop, small grocery, second hand, non-for profit, community building store such as County Clothes Line
- leave as is
- more options for pop up spaces - food trucks, craft tables, flea markets, farmers markets etc
- Not [written next to answer "Buildings where you can live above your office space"]
- Please - none! No more commercial.
- There are enough already in the area. There is not enough space to park to visit them now except for the mall.

## OTHER COMMENTS ON RESIDENTIAL

The following suggestions on housing within the Centre in the Park were received as sticky notes or comment sheet responses at the open house, as well as through the online survey:

- Affordable
- Affordable housing
- Affordable housing and affordable rentals
- Affordable housing for low-income individuals and families.
- affordable senior-friendly rentals
- Affordable, family friendly
- All ages housing!
- All of these options are available but they are not affordable to most.
- As older buildings are replaced make sure new ones have adequate parking!
- Avoid tall, modern buildings. These seem too corporate and unfriendly.
- Better parking
- Build up when older buildings are replaced
- Complete final phase of CDL across from Festival Place
- Ditto
- Ditto
- Don't go crazy with high density please
- Eco-friendly pedestrian spaces
- Family and active seniors housing
- Finish the Christensen and Salvi Projects BEFORE starting new ones.
- Finished construction
- Finished what we have
- hotels
- Housing co-operative
- housing for families with and without kids. I think all of the condos down by festival place are for seniors and the newest condos seem like they would cater to people without kids
- Housing for young professionals, couples, etc. – draw in young people

- How would I go visit someone in this new area with no parking.
- I am confused by this question as construction has already begun.
- I feel like the Centre in the Park is already quite crowded with residential development. That said, I do see a need to support the growing senior population in Strathcona County.
- Its not housing. you need less.. all I see are condos, condos, condos.. so I will never go there...i go to Edmonton
- Leave final phase of CDL across from theater as a developed green space
- Less parking
- Make the rent affordable!!
- Mixed residential with common areas so seniors can afford to live and mingle with young families. build relationships. Like housing coops
- More bike racks
- More bus routes
- More inclusive/affordable housing
- No more housing
- No more housing
- No more housing – protect green spaces
- No more residential development
- None
- None it's good as is
- None! No more housing!
- None. There is too much already
- Not rental apartments, not mixed-use residential, no more buildings
- Opening up more property would be unfair to current residence that have already invested.
- Perhaps studio apartments at North end of mall – perhaps attractive to singles who desire access to central services
- Population density is already to great.
- Senior care centres
- Stop letting the old people condos complain the rest of us out of that space
- Studio apartments
- The amount of empty space makes me believe we do not need more
- This area has high density as it is with the occupancy of Savona and the complex east of Bedford Village. The area will be near to capacity considering the road network and schools.
- town houses
- Use CDL empty lot for a small residential park
- We are already FULL - no more is needed.
- What is being built is good enough
- What we have seems right

### ADDITIONAL COMMENTS FROM COMMENTS SHEETS AND ONLINE SURVEY

Additional comments were provided through the comments sheets and online survey. These comments focused on parking issues, traffic safety concerns, and the desire to have current construction completed. There are also specific suggestions for pools, skating rinks, more shaded areas, drinking water, and a central focus. Other priorities identified include maintaining green space and ensuring that community engagement is effective and reaches audiences of all demographics:

- Paint the crosswalk outside Festival Place and Prairie Walk
- The mall is a critical space and should have the space used to the max. E.g. - pub, encourage retailers to stay at the mall.
- Remember parking for rural residents to be able to come and participate too
- Traffic issues as population density brings more vehicles and less parking. Need presence of by-law officer in the entire area.
- I'm concerned we are going to cover the only central green space for community celebrations with condos. Currently we hold special community events using a combination of Salisbury Athletic Fields and Broadmoor Park. This central location makes active transportation more viable. By moving this to the skirt of Sherwood Park you discourage people from coming and relies heavily on transportation to get people in and out. Given that County Hall serves all of Strathcona County we

need to be mindful that parking is going to have to work into the design. I find the transit system limiting from where I live so it isn't an option that I would use to travel within Sherwood Park.

- Get residential and commercial completed. We have been living in a construction zone for 10 years. Moved to Park Vista in 2008. CDL still has not finished the complex, one more building to come across from Festival Place. Our Condo Corporation is incomplete until this property developed, thus CDL controls our bylaws, etc. until this is developed. They own 3900 unit factors out of the 10,000 total so nothing can be done without them - bylaws, etc.
- So many amazing family amenities here. It would be great if there were some practical options available for parents who are looking to raise their children in an urban environment. Too many seniors. 8:30 pm and it feels like a ghost town.
- Please ensure you specifically target (for public engagement) the people who will be living here when this development actually happens - i.e. not seniors; people under 45!!
- School traffic is always a problem. Too many parents driving kids to schools.
- I see many comments on the board and I agree we need to stop building and finish what is there. It's getting so crowded and dense. Also, many comments so please listen to our comments. It does no good to do this if we are ignored!
- Green space next too Festival Estates. No more condos. PARK PLEASE
- Staff were approachable and helpful if you could talk to them. Some dominated by 1 group's interest.
- My family and I have enjoyed everything that has happened (library, farmer's market, Festival Place, July 1st events, etc.). The ease of access and green spaces are why we still live here. The biggest need is parking for events and business. When people who live here have to constantly call the police because of parking lots (private property) being blocked or used resentment sets in real fast! Today I had to chase a lady out of my parking spot and she had the nerve to argue with me that I don't support my community. Showed her the well-marked sign at the entrance of the parking lot that said private property, parking for owners only. She still was argumentative. It all stopped when I took my phone out and stated I was going to call the police and have her car ticketed and towed. She finally moved her car. And yes I have the number for parking issues in my contact. It is almost like we have to have a program explaining to the people coming to the "Centre" to respect the people who live here.
- Please - no more development. I moved here because it looked safe and walkable. It no longer is either of those.
- Please listen to what the people have shared with you. We are so frustrated by being asked for our opinions and them being ignored as evidenced by a daycare coming to the area and the monstrosity of a shopping mall / condo on land we asked for a place that would have "maybe" a one story building for a convenience store, a pub, maybe a restaurant.
- Intensify and build up!
- add some parking
- What happened to the vision to get people to go there. I remember the original concept. now all we have are Condo mushroom farms. There is absolutely no reason to go to C I T P. I have lived in SP for over 35+ years and avoid that area. What a waste of land use unless you want a Condo....
- Maintaining the open green spaces and trails south of Sherwood Drive and east behind the Franklin's Inn/District Energy Building should be preserved as passive spaces vs. developed recreation areas.
- Convert Sal Comp High into a facility that offers post secondary education.
- Centre in the Park is only accessible if you have a car. What about those of us who rely on public transport? Having a (world-class) library that I can't easily access is unacceptable. In addition,



there's no real place on the library end of the development to sit and spend some time. The plan for the interior courtyard of the Plant Organic structure is for a parking lot. What about making that a 'town square' as in Europe or a park, with tables and seats to encourage people to spend time there? At the moment, Centre in the Park is a 'brief visit and dash' place rather than a gathering place or 'living room of the community'.

- Museum..
- Move the Museum to this Area add a medical clinic add a department store put a deadline on these contractors for contraction completion. The work ethics in certain areas are pathetic
- We love living in Centre in the Park, but do have concerns about density and ongoing construction. We hope that Prairie Walk will return to its former concept once the construction beside it is complete.
- Slow the traffic down on the roads around and through the centre to 30 km/hr all the time. Pedestrian and cycle friendly - slow traffic, designated lanes, no worries on jay walking - cross anywhere anytime.
- I think if we were to add more cafes and patios to the Centre in the Park I would STRONGLY encourage them to remain local businesses. We have enough restaurants that are franchised and it would be really nice to see smaller and more unique local businesses.
- Don't overdevelop the green space. We need to retain our open green spaces.
- Open spaces, seating area, winter heated seating areas, kids activities
- I love this area - it is one of the major reasons we bought our house so close. I believe the development underway will be sufficient - I fear if there is more, you'll lose the natural features, ease of access, and character of the area. I love it. Please do not change it.
- Getting across Sherwood Drive is difficult as there is a lot of traffic and the traffic lights allow much less time for crossing this main road than the narrower roads connecting to it. Parking is a problem. Does Bedford Village have "visitor stalls" like the other buildings (it is not part of the Condo Corporation with Park Vista, Reflections and Festival Estates.) A question We could not get answered.
- I would prefer you honour Vic Bidinski with a structure in the center of the park rather than renaming the street I live on. A picnic shelter with a plaque or something similar would be better than the costs of even honourarily shifting the name of oak street. (Or a plaza or a stage)
- Outdoor pool
- How might we solve the parking issue? Our community is not one where it's easily walkable to centre in the park. The new parkade will help for awhile, but the community isn't built to allow for a smaller car culture.
- Better access for farmers' markets and festivals. The Prairie walk would have been great but it is too narrow to allow vendors to set up. Parking lots are OK but properly designed space for events like small markets and large festivals would be fantastic.
- Expand weed control areas and more frequent path sweeping (i.e., for geese droppings.
- <https://www.dezeen.com/2016/12/09/pollard-thomas-edwards-architecture-first-older-co-housing-scheme-owch-uk/> The concept that you can live on your own but not be lonely...support each other...stylish, quirky, clean affordable. Environmentally sound.
- I would love for Broadmoor Lake to be converted to a skating rink (weather permitting) during the winter months.
- Love the Walk ability of the area. Increase small commercial (like the farmers market more often) and advertise to get people out. Make the lake less stinky/stagnant

- I am all for more community gathering places from year around outdoor patios, cafes, and open spaces.
- It's unfortunate the view is changing due to the additional tall apartments being built.
- It's a great community to live in. Looking forward to the construction being completed. The farmers market at the lake is great
- When a project is started there should be a deadline. On the prairie walk we have a retail office with a huge propane tank and also sewage tank is emptied by truck on the Prairie Walk. This is usually done around the supper hour. The walk has been damaged by construction activities so that it presents a hazard for users.
- We need an outdoor permanent band shell like Bower Ponds in Red Deer or similar to the one at the Ukrainian village. We need outdoor gazebos to picnic along Broadmoor. We need dog water stations. Love this space!!
- way too crowded already - this was once a nice area - Parking needs have been ignored. There should have been above ground parking - not underground parking that will spill into a very busy traffic circle
- Construction drags on, there should have been a time limit set. There also is a retail building on the Prairie walk which has a large propane tank and also a sewage holding tank!
- Don't put roads too close to the park area. Keeping the noise as far away as possible would be like having a sanctuary without having to drive anywhere.
- I sure hope the battered roads from all the construction in Centre in the park get re-done from all the construction abuse. They need more than filling a few holes and resurfacing.
- Unfortunately, the once visible beautiful facade of the library building has been compromised by huge buildings blocking it. There are already far too many condos in that area. Considering adding more structure is a completely wrong approach. Are you trying to mimic an overcrowded European city with this "trendy" idea? Library access has become increasingly difficult. We moved to Sherwood Park because of its open green spaces, ease of traffic flow, and proximity to natural areas. These are being eroded in favour of development. It appears that developers are ultimately in control.
- As a rural residential resident I would love to see bus service from Ardrossan. Walking to Centre in the Park is not an option, although once we get there we like to get around on foot. I am truly tired of the ongoing construction, the noise, the ten minute parking spots at the library being closed off and unusable. For years now we haven't really been able to enjoy walking in the area at all.
- The park space and walking trails should be maximized in this area. Public open spaces should be clearly marked And visible.
- The biggest biking/walking problem is lack of safe trail connection between Broadmoor Park area and the trails near Sherwood Drive and Granada. I can't take my kids in the bike trailer or my little one with training wheels on the sidewalk there. On the mall side there are way too many vehicle access points and intersections, and on the golf course side it's only a small sidewalk. This is a huge opportunity in planning.
- PLEASE keep this area local, show that you support our local small businesses and entrepreneurs and also that toddlers to seniors are welcome in all of these spaces.
- No, but I think you are doing a great job of envisioning the future for Centre in the Park. The reason we bought a condo there is because we walk a lot and we can pretty well walk everywhere there for all of our needs. As well, we are big users of the library and plan on going to more events at Festival Place once we move.



- Visitor parking, especially for seniors with mobility issues, around Bedford Village is insufficient. Wade pool, basketball net/court (in highly visible area). Drive-up library book drop off slot. All 5-minute book drop off parking spots usually full. That's about it.
- the houses across from the pool could switch densities.
- Water fountains in the Summer, skating in the winter :) Build senior residences with playgrounds and play area open to all kids within the senior residence's areas.
- It would be a perfect location for an outdoor swimming pool. Even better if it could be used in the winter like this one in Ohio <https://www.ajc.com/news/national/ymca-wanted-use-outdoor-pool-winter-added-giant-bubble-dome/AzSEu5b76WfKsffEwvYIHl/>
- More specialty food venues like Calgary has, or an Italian Centre market and bakery.
- You need to stop pandering to the 45 + crowd; Strathcona county is next to Edmonton and should seek to attract more people in the single-income double-income and LGBTQ communities, because we set up a base before welcoming kids, and if you want young base to support aging populations, you need to work to attract them, before they are established in Edmonton. You need to be more progressive. Acknowledge first-nation land claims, welcome young artists and create friendly spaces, easily accessible on foot, by bike and by transit. Also, make sure you include maintenance of paths in the budget. Many of the bike paths in Sherwood Park are decaying, and this ultimately puts cyclists/ rollerbladers back on the streets, because the cycling paths are deeply unpleasant to cycle on.
- Renovate School Sport Complex at Sal into a first class area fit for hosting events. Equivalent to the Strathcona Athletic Park or the new one at ABJ.
- ###
- Too many big chain restaurants, hardly any options for locally owned establishments.
- Include transport to & from the rural areas for events. Tell us about the events as SP News is not delivered here so use the Strathcona Bugle too.
- Centre in the Park has too high a density - too many condo's .
- There is a lot of potential with the redevelopment. If an urban downtown atmosphere is trying to be created, then make sure the right pieces of the puzzle are in place to ensure it is a place that will draw people to go to. Make it interesting.
- Would like to see a gift shop full of handmade items with tourism.
- the area is too crowded
- Building apartment style condos in that area was absolutely absurd. That space should have been used to better serve the larger community. Such as common spaces
- Festival Place is also an open community space, you seem to forget it on this survey. I volunteer at Festival Place and am there 3 - 4 times a lot of weeks
- Less is more!
- I see the County moving away from accommodating vehicles, which is a shame as almost every county resident drives to get around. If amenities aren't easily accessible, people won't use them.
- Density has increased dramatically with the construction of large condo complexes -- and Broadmoor Lake Park will be much busier, with dog walkers, bikes etc, so there may be conflicts over usage.
- This has been the slowest and most corrupt and costliest development ever in sherwood park, one mess after another, this was supposed to be all developed 5 years ago, it will be another five years to figure out what is next, hopefully better planning and negotiations will occur, we all have our doubts.

- There needs to be a mixture of attractions that will entice people to the area to have a meal, a drink or just to come and stroll or relax. At the moment there is nothing. We do not have a downtown. Again, places that people can have a snack or drink. To coincide with this much more parking like a few parkades are required.
- Add more trees as plants. It feels like a concrete jungle
- We cannot over develop. I moved to Centre in the Park because of the green space. Look at Palasades area, it's way too crowded.
- No
- Currently great for young kids and families. Love the new slab for teens. Teens and adults 18-45 need more option
- Only create gathering areas if you want all populations to feel safe to gather there (youth, seniors and even the homeless). You currently have plazas that are only gathering spaces during events. Also, a few areas for picnics and fire pits for large family gatherings for new Canadian families would be a huge draw.
- The appearance of Centre in the Park is deteriorating with the closeness of all the buildings, and it is difficult to find parking for Agora events, etc.. It seems claustrophobic now, but I hope when it is finished, the pedestrian walkways will be inviting and attractive.
- For the large parks, like the remax one you need to have more shade for everyone there's very limited shade and usually only 3 families can use it while we all burn
- Currently way too much seniors housing in the area if you want to make Sherwood park a community that draws people in you should be looking to create a downtown type core with restaurants patios and shopping to get people to use the area. It is currently a waste due to all the senior housing you are putting in.
- Build on the outdoors. Create a central focal point to draw people in.
- Parking is a huge issue. The underground parking is often full at busy times and I have come in winter time for my kids to use the library and couldn't stay due to a lack of parking in the area. Everytime I see another set of apartments go up I cringe that parking will get even worse. It doesn't help that every building that has gone up since we moved to Sherwood Park in 2010 has led up the loss of more parking.
- 1. Drinking water access in park 2. Shaded areas 3. Community league sports play in facilities
- Parking is a big issue, I often go to the community center during the weekdays and the parkade is often full and not enough spots. Very frustrating esp since transit is not easy take within Sherwood park - would prefer not to take a 45 min bus ride when I could easily drive in less than 10
- I have always loved the idea of living in an apartment condo geared toward families with balconies facing a common area with picnic/BBQ areas as well as a kids park. An indoor pool/hot tub wouldn't hurt either! 😊 Obviously excellent soundproofing would be needed for apartment condos with young kids living in them. I have never seen a development like this but I'd be the first to jump on board if this existed!
- I would like to see One farmers market. Currently we have 2 on Wed and 1 on Thursdays. The St Albert market is an example of an excellent market creating a sense community.
- For question # 6 add Festivals
- We recently moved to Sherwood Park and bought a condo in Festival Estates. We could be happier!!! Love the building, area and community.
- It needs to have a focus On people coming together and having everything they need in one place.
- Just keep control of spending tax dollars - example underground parkades which are very expensive and really not necessary.

- Around festival place and the out door water park, more dining options would be wonderful. I went today to walk around and was starving, but there was only one tiny snack shack. Since it had a monopoly, they were charging \$5 for a plain hotdog, and almost as much for water. I went home with heat exhaustion and a migraine because there was no where to get something to eat or drink
- Enlarge Festival Place and have it serviced by transit with parking out of the area
- I hope that more retail is added to the area. Would love to see food trucks being encouraged to park at the broadmoor playground or the library plaza. The area has such great potential with the relatively high population density close by. Would love to see firepits added to broadmoor park. Also more focus on larger scale community events. Canada Day is great, the farmers market is great, but how can we utilize that space more frequently to bring people there and keep people there? smaller one-off Events like savour strathcona are too infrequent.
- Currently, I think the Centre in the Park is quite crowded with residential development, and personally, I would like to see more green/community shared space that would encourage people to come visit. Also, in order for the Centre in the Park to be well used, there needs to be adequate parking around/nearby and an appropriate amount of walking trails for people travelling by bike or foot.
- More support for the Farmers' Market there. The market is dwindling and it needs some life.
- fearful of empty retail space; sherwood park has LOTS of empty office/retail, whatever already

### ADDITIONAL COMMENTS FROM OPEN HOUSE

The following notes were taken at the Open House on June 20, 2018. These are considered raw notes as they have not been edited. The majority of comments focused on parking constraints, traffic safety issues, and completion of existing construction in the area. Generally, ideas for future development emphasized walkable retail and restaurant opportunities.

- Traffic is a concern in the area
- Construction and undeveloped sites unsightly – weeds
- Bark chips wash into walk/road every time it rains
- Prairie Walk to Broadmoor Lake frequently walked
- Traffic patterns are a concern, speed an issue
  - Any potential traffic calming?
- Better signage/wayfinding
- Because festival way is one way, a lot of people going the wrong way or pulling U-turns
- Road from Bedford North – better augment/remove triangle – provides another exit out
- Festival Way is a speedway
- Limited parking for visitors of residents
- Height of future development – leave as is
- Would like to see original plan built out
- Traffic and Capacity of services – potential concerns with higher density
- One way is good
- Need pull-outs for buses
- Sherwood Drive is a barrier
- Timing of Christianson development?
- Number of families using the recreation facilities in CITP
- Having Farmer's Market outside is a good thing
  - The Canada 150 caused their move and it's a good spot
- Parking has been controversial – with construction workers – not enough parking

- Distressed by the construction – it's a mess; it looks dangerous; I don't think worker's compensations board would be pleased
  - We had a trucking business so am familiar with workplace safety
- Pleased to see this project going on
- Like having grocery stores, underground parking, medical people in town
- Too much traffic
- Parking is a concern
- We're all upset about the childcare Centre
  - We were asked questions and it was a done deal
  - Area is congested with traffic
  - We all have parking but what do we do with visitors?
- Parking as density increases is a concern
  - When friends or family come to visit parking is a problem – really bad right now with construction
- What's going on across from Festival Place in the empty lot?
- We were asked what we wanted and we were ignored
  - We are only getting little bits and pieces of information and here say
  - We want a pub, not a 7/11
- There's not another area with so much opportunity
  - Commercial buildings came here and then a daycare
- Prairie Walk is so beautiful – who's in charge – the developer or the County?
- The construction has damaged the rocks/shrubbery
- Construction has affected the landscaping on Prairie Walk
- The width of the construction site (Salvi) is really messy
  - We've been 3 years here
  - How much longer for the construction?
- Overall concern about the increase in density
- What's going on with the Christiansen Development – empty lot?
- Salisbury Composite High School Plan is staying there
- This is a space to celebrate as a community
- People can take active transit to get there
- To place Canada Day / Festivities anywhere else you can drive
- The trade show at Millennium Place requires a shuttle and I don't go
- Family emergency – need services in Sherwood park to support mental health
- How can we best utilize aging population?
- When are you fixing Prairie Walk Agro – ride horses
- Clients should wear a name tag
- The unique design was supposed to be a walking area with little shops – you wouldn't need cars – go for coffee, liquor store, little social things
  - Why day care?
  - Why a medical centre?
  - Museum
- Disappointed with what has happened
- Tell developers what sold go in rather
- 5000 people come into the County for pancake breakfast, 7-10am July 7
- Concerned about pathways and trails with bikes whipping through without buses. Safety – a couple in the hills have blind spots
- I love it here. I can walk just about everywhere
- Need to promote the art gallery

## RESIDENT EMAILS

The following additional comment were received by email from a resident. The majority of the comments related specifically to the Broadmoor Lake Plaza:

The Centre in the Park area is great, so please do not change it. However, it does need a lot of dressing up. I have a few suggestions:

1. Give it a real name, for example: The Iris Evans Plaza.
2. Provide an entrance to the Park. This should not be just a gate but something pretty and romantic.
3. Put a fountain in the centre of the Plaza.
4. More benches
5. Put planters on the edges with flowers and also in pots.
6. All the Farmer's Market Stalls should be in one row along each side.
7. Close the steps to the lake as the Market is only 3 to 4 hours, so the steps do not matter
8. Help to promote the Market with more stalls.
9. Allow for many other events in this area:
  - a) A contest for marching bands which can start a block away and end up in the Plaza.
  - b) Have different choirs at the Plaza
  - c) Hold a display of painting on the Market. They would need tables like the Market in case it rains
  - d) In Victoria, BC they have a show of comedians and other performers on the walkway along the harbour, which is lots of fun.
- 10) Paint the bridges at the lake in a dark green or dark red color.
- 11) Implement a cleaning program of the lake where the fountain is to remove weeds and debris that is tossed in there. Beautiful setting but not pleasant to look at or sit by when not maintained.

I trust these suggestions may be helpful to you.

## RESIDENT MEETING NOTES

The following notes were taken during a meeting between a resident and the county at the resident's request. The resident felt that Centre in the Park was an ideal location for a cultural district that welcomed new comers and recent immigrants.

- Resident worked for many years with Edmonton Immigrant Services Association, her family is Italian and is familiar with some of the struggles that come with being a newcomer to this area
- She has seen the immigrant population of Sherwood Park increase. These families and individuals are looking for space to come to and gather
- Many events are structured, but people are often drawn to more spontaneous events with a lack of structure. When events are less structured, people feel relaxed, they share more, and immigrants are less concerned about how they are fitting in as the event is more casual
- Events where you have to commit through registration often deter people. The frequency of spontaneous events will have people wander through more often to see what's going on
- We need more free events – for example free music in the small plaza area that is located next to Festival Place or make Sunday a 'free market day' where anyone can setup in the plaza and sell arts and crafts without reserving a spot. Provide free bus service to the park on these days.

- There is amazing history around the area why not express and teach people about this history through interpretive art and plaques
- Many immigrants are interested in learning more about nature and wildlife, for example through 'learn to camp' courses, or courses that teach you about trees and the history of plants
- More can be done with the Salisbury School site more windows in the school, more athletic programming to make better use of the field space. Athletic park seems underused and uninviting except for select events a few times a year
- We need to find ways to make this area more walkable and reduce dependence on cars – immigrants often have difficulty with getting places, they don't always have vehicles
- Centre in the Park would be a good area for the Strathcona County Museum and Archives to relocate to
- Have more historic art installations (a good space for this is under the covered walkway in between the Sherwood Park Arena and Broadmoor Lake) , community plaques, political art, and bring more colour to liven up the space
- Have community art projects that community members can contribute to, such as mosaic projects and trail painting
- More winter activities, such as skating and building ice and snow sculptures
- Have more public pianos, picnic areas, and outdoor patio spaces
- Make it so that people don't have to leave Sherwood Park – that all their needs can be met within Sherwood Park
- Higher buildings change the environment, making areas less friendly like downtown Edmonton and creating a feeling of claustrophobia you need a mix including more affordable housing rental housing for people who work in Sherwood Park, but can't afford to live here, as well as for single parents.
- We need more resources for single parents – have free events that families can go to (free camping, free social events)
- CITP is a great, safe location which we should take advantage of social activities
- Have inviting spaces closer to the water, and provide kayaking, paddle boating, or canoes rentals all the time
- The services within this area make it ideal for families and new immigrants why not created a cultural district here
- Immigrants often have an interest in learning about Indigenous cultures – have events on totem carving, dancing, drummer
- Grazina from the Edmonton Immigrant Services Association often works out of the Sherwood Park Library and can communicate activities to new and existing residents. There are resources here for these families including Family Community Services.



## PHASE 2 ENGAGEMENT: ADDITIONAL COMMENTS AND BIG IDEAS

### ADDITIONAL COMMENTS FROM COMMENTS SHEETS AND ONLINE SURVEY

Additional comments were provided through the comments sheets and online survey. These comments focused on parking issues, traffic safety concerns, the importance of preserving greenspace, and concerns over creating a dense, downtown feeling within Centre in the Park. Other suggestions included having walking and biking only areas, more shops, restaurants and mixed use developments, as well as affordable housing:

- I like the zoning as proposed. Downtown must be walkable, but that also means better transit, and there is still a need for parking so rural residents can come to the downtown.
- The plan as presented seems to be thoughtful and inclusive. Let us hope that this is the end result.
- Like the proposed plan overall. Would be nice to see more “water” flow, ponds, etc. i.e.: Water channel along Prairie Walk is great! Relaxing to hear sounds of water trickling along walk – with mini waterfall!
- Exciting and much needed redevelopment, especially along Sherwood Drive. Let’s give St. Albert’s downtown a run for their money 😊 Good work.
- Safety measures for walking and biking paths need to include adequate lighting, especially in winter months. Having bus service direct to downtown Edmonton and/or to an LRT station would be an asset. On-street parking is a hazard and encourages people to drive.
- Reduced speed on Sherwood Drive between Oak Street and Gatewood Boulevard (50 kph)
- Pedestrian “scramble” at intersection of:
  - Sherwood Drive and Granada Boulevard
  - Brentwood Boulevard and Sherwood Drive
- Added bus bulbs
- With future development plans, on street parking not really way to go. Perhaps, parking “areas” more in line?
- Make it feel more walkable. It’s like walking next to a highway now.
- Don’t reduce speed on Sherwood Drive. Would really slow traffic and would increase travel times.
- No pedestrian scrambles – makes traffic lights too long
- Curb extensions – depends on which street
- I think that flashing lights at crosswalks can really aid people crossing the street. Important where lots of foot traffic and children, i.e. pool, library, restaurants, busy intersections.
- Pedestrian scrambles very good
- Pedestrian islands good for those who are slower or handicapped
- Curb extensions are a terrible idea when snow covers them, can cause damage to vehicles
- Love all these ideas. So looking forward to watching Sherwood Park develop and become more organized and safe for pedestrians. We are a family that constantly walks around town. My kids ride their bikes every chance they get.
- keep cars on the perimeter. have hirise development include public parking (expensive).heated sidewalks to reduce snow and ice build up (Chicago Miracle Mile) waste heat from microturbines CHP units. Include sustainability criteria, but stayaway from LEED (too costly and a waste of time)
- The comments that were shared by the public in the first open house are not accurately represented in the presentation panels of this open house. You have generalized comments too much and have not captured the details in the previous "What We Heard Report". This is poor public engagement and misrepresentation of the thoughts of the residents of SC. Also the mapping is misleading. The



ponds are not usable park space and should not be labeled as such. It appears only the thin strips of land adjacent to the pond is usable...not a major park in any way and no space to do activities on.

- Let's make it a downtown atmosphere as St Albert is moving towards.
- you need a parkade or parking structure to accommodate additional people in the area to not impact the local residents who have paid to live in the neighbourhood environment if you plan to increase density or to draw in more consumers. Parking is an issue throughout Sherwood Park already.
- you guys are awesome.
- great area for festivals or just for a night out/walk with the family.
- Those that won't be living in that area will probably need a convenient place to park their vehicle in order to access the amenities.
- None
- It is important to balance the safety of pedestrians and other modes of transportation with the convenience of driving. Neither should outweigh the other.
- A mix of daytime and late evening activities will increase public safety.
- Combining the areas on both sides of a major road in the same development area with an emphasis on non vehicular transportation seems counterproductive. Separating the two areas and developing them as adjacent and complimentary but separate areas seems a more logical plan. As the areas develop, traffic is only going to become more complicated further separating the two areas. Additionally, there is already a natural divide in the focus of the two areas, commercial on the east and civic on the west, that seems to be an effective complimentary set up. I see no reason to alter this current balance.
- This area needs more parking, both off and on street. County Hall/Community Center, Condos, and Office/Retailers could all benefit by a free open air parking area.
- I don't feel that Sherwood Park should encourage hi-rise buildings as it detracts from the small town community feel that we currently have. We are not Edmonton, we are not Toronto, We ARE Sherwood Park and we should embrace the uniqueness this enables our community to have.
- It is difficult to imagine the final plan looking at the current state of this area. It seems to be a random collection of buildings with limited green space (except for the park). There seems to be no rhyme or reason to it, at all, at the moment. The housing currently available is very expensive and affordable to a select few. Driving from Festival Place through to Sherwood Drive is claustrophobic at best with condos popping up randomly. Hoping the final plan and outcome is more appealing, visually.
- It needs to keep traffic flowing with minimal stoppages. It's a main north south artery. Parking on street would cause major frustration and hazards as would too many crosswalks. Bike paths that remove cyclist from the street and safely put them on path would be very advantages on the main streets
- Too much residential condo development was allowed. Very ugly.
- I think it looks great!
- if the plan to reduce vehicle traffic in the Centre of the Park, consider alternatives to vehicle access to Festival Place..... Festival Place is a busy venue, restricting traffic on Festival Way is not a good decision. may need to re-design Festival Way roadway
- It should be a great place to go to and to reflect the value of SHERWOOD PARK

- Less vehicles - more walking, biking, transit - stop building areas for cars, and start building areas for living
- Does this mean you would take away the greenspace? The green space is an important part of our community and I use this space all the time with family and friends. Taking this away would be a detriment to the community what YOU and a County promote through YOUR marketing - health/mental health and wellness.
- We are not a city and don't want the "city vibe". Centre in the Park should be a place where you can live, shop, eat, and lounge all within a short walk. It should include benches, grassy areas, seated dining and walk by vendor food. That public core should be walking or biking only. I'm specifically thinking of a visit I made to San Luis Obispo several years ago. We thoroughly enjoyed the day walking around, eating, drinking, shopping, and talking.
- It doesn't yet have a feel of a "downtown" that is so urgently needed.
- taller than 4 story buildings within this area is not a good idea
- Do not take away any recreational park space (fields, diamonds, trails, picnic sites) to accommodate housing developments.
- It would be very nice to see some more shops and restaurants in the area where people that work or spend time in the Community Centre can easily walk to. I hope there is still a feeling of small town downtown and not a City of Edmonton. We are still a smaller community.
- I am pleased to see the retention of green space in BLP and the School sites. If we want higher density housing, we must have a "public backyard" for people to be outside. I disagree with allowing any type of community housing in the Civic Policy Area. Sherwood Drive is currently such a busy collector road, I think it will be a challenge to get people to slow down and see this section of the street as a "main street type of area. The board for the Institutional Policy Area states: this policy area is to accommodate the continued operation of these schools for their lifespan. I see nothing in this document about what happens at the end of their lifespan. This information needs to be provided.
- Improving pedestrian safety while maintaining traffic flow is important. Making it harder for cars to get through the centre of Sherwood Park will only reduce the willingness people have to go to the centre of Sherwood Park. I know many people who actively avoid going anywhere near downtown Edmonton because of transportation difficulties (which only seem to be getting worse). This means those downtown businesses lose customers. I hope that Sherwood Park doesn't decide to go down the same path.
- By "downtown core", I think it's great to have the library & county offices there, the pool, park and playground, as well as some businesses. These create that central community hub feeling. Putting high density housing in that area, would not. I'd prefer these to be scattered around town, as they already are with most newer-development areas containing at least one apartment building (by the Rona, by the new Walmart, etc).  
Most people in Sherwood Park don't want our community to feel like a city...if we did, we'd move to Edmonton. Our downtown core should feel more like an area with high density community services and recreation opportunities. More independent/family owned businesses rather than large franchises (with the exception of the mall).
- I'm really excited about the future retail businesses that will be going into this area and think this is a great development for Sherwood Park.

- Sherwood Park is a Suburb. Stop trying to make it a City. People can go live in Edmonton if they want to feel like they live in a "downtown core".
- Ensure accessible free parking is available
- No high rises, height restrictions on buildings along Sherwood Drive. Keep an open and airy feeling somehow not boxed in with a bunch of high rise commercial buildings which will detract rather than enhance the quality of life which is why we all live in Strathcona County/SP. Every square inch of available land does NOT have to be developed!! And NO more fast food "chain" restaurants! Sick of strip malls being built everywhere...and green spaces being developed.
- There are a lot of trucks in Sherwood Park so keeping those in mind when planning parking would be appreciated. More playgrounds and a dog park area is necessary to encourage families to live there.
- Free parking must be provided if this area is to become a central meeting location for the people of Strathcona County. Transit and bikes are great for people without children but cars are the most efficient and effective method of moving families around. Park and Ride has not been effective in our experience during events in this area due to the wait times this adds to our outing - and it is incredibly awkward with a small child in a stroller.
- Me and the family enjoy taking the family out there for Canada Day. It's nice how they incorporate all the facilities in the area to make such a good festival.
- Don't add mid block crosswalks on arterial roads.
- How do you accommodate low income housing for seniors? How do you accommodate higher density and keep green spaces?
- Limit/restrict vehicles on streets and roadway - allow only walking, biking.
- Please provide parking opportunities for people that don't live in centre in the park, especially as development increases.
- Please review adding Tiny Houses (200 + sq ft) to your residential plan.
- Pedestrian maps of the area would be helpful and we always get mixed up when heading to festival place trying to find parking
- Don't use up the land. It should be more like Central Park. A place where we can walk & bike and enjoy nature. No more businesses and/or housing!
- I like having it primarily as recreation and park areas. I'm not sure why it would be seen as a "downtown core" area. Edmonton has that. Sherwood park is a suburb that does not need a downtown core. Just a park area as it works well. If it's too busy we'll stop using it and we use it quite a bit now.
- Leave the high school in its location please don't remove or transplant elsewhere. I like the kids idea about an outdoor pool though, I think it would be an excellent addition to the spray park. Thank you.
- I strongly oppose the development of additional high density development on publicly owned greenspace. This survey is written in such a general way that I don't see an option to provide more detailed comments....other than this of course. For example, you ask a question about creating a downtown. To what end do we want one? Downtowns everywhere are struggling with the flight to the suburbs, while you are simultaneously creating places like Emerald Hills commercial area that draws people away. Do NOT take away public greenspace for development. That's what makes the Centre in the park area unique.

- Centre in the Park should not be modeled after a downtown. I would prefer to see it developed with the feel of a pedestrian and bike friendly plaza and market. I strongly support mixed use and would like to see more mixed use in Sherwood Park. We need to get away from the drive everywhere model and work toward walkable communities.
- Loving the new Planet Organic! Really wish there was more parking - we live fairly close (Craigavon), but not close enough to realistically walk with our family in the colder months as it's about a 40 minute walk one way.
- as long as development stays away from the direct proximity of the whole of Broadmoor Lake I support the plan, but if this development in anyway disturbs or disrupts what we already have I do strongly oppose it
- Leave as open green space.
- No need for more condos in this area; rather make it a community gathering space for residents of Sherwood Park/Strathcona County generally. Accessibility is critical, so increased bus/bike/walking access is needed, as well as parking opportunities.

If you add more condos, only those who live in the immediate area will be able to use the new amenities as the parking/access will be too limited

Don't reduce park/green space! It's already so limited. There are so many great events that happen here - Canada Day, Celebration of Lights, New Years, other special events, and farmers markets.

- one great concern is pedestrian traffic, young high school, inexperienced drivers, parking (not everyone is able to walk great distances), free parking - library, market, festival place activities, friendly, easy to read directional signs. some people park to go for a walk around Broadmoor Lk, some to go to the events, some to the library, more handicapped parking.
- Centre in the Park is a very unique area. Adding more buildings, condos, shops will bring congestion and the uniqueness and quiet will be lost. Why not choose another area (i.e.: Emerald Hills or the area on Broadmoor Blvd. and Lakeland Dr. to enhance those areas with condos, shops, etc. Or the new area. Salisbury Way. Enhance some of the newer areas to create more than one Centre in the Park.
- Please provide for adequate parking, currently I have trouble finding parking
- It needs to include low-income housing as a requirement of development.
- Lets see a map or pic of what you are planning
- On street parking will increase congestion. If parking is to be expanded, it should be an underground parkade which is the best option in the long run assuming transit attendance does not increase. If the Centre is going to be a "downtown" it needs to give priority to transit.
- No comment.
- As I see the area now, especially with the new retail/rental space, it is looking too crowded. The sight lines are disappearing and every window looks into every other window. I understand the need to create a higher density area for a "downtown" space but enough is enough. That retail space should have stayed at a lower level. Do you really want Sherwood Park's downtown to look like the area at Palisades Way?
- Regarding "Centre in the Park is an appropriate location for higher density residential options" - not really, unless there is a bussing depot at this location. It would not make any sense to have such

high density without having all of the access to the express busses. Ideally, the bus depot and the downtown core should be within close proximity. It is not adequate to just have bus service here, it needs to be a major hub.

- Ensure adequate parking with an emphasis on disabled parking stalls. The area has several seniors living centres and will undoubtedly have businesses which seniors are attracted to. They need more accessible parking at street level to accommodate mobility aids. A larger proportion of seniors have disabled parking requirements.
- Keeping the integrity of existing festival and event space should be critical in the redesign.
- Less vehicles and more pedestrian areas
- As a person with disabilities in a wheelchair curb cutouts are a must as well as wide lanes on the sidewalks for accessibility. As we enter 2020 we should also believe in inclusive spaces such as power assist doors and multiple points of access and egress for people with higher needs and wheelchairs with accept accessible washrooms and parking throughout a downtown core feeling.
- No bike paths on the road.
- Plants and trees. planters to balance the "concrete" jungle
- It'll need to be a lot less centred on the car. Walking and biking along and across Sherwood Drive is not pleasant.
- Hopefully it creates a "downtown" feeling where you can walk around and shop etc. Sherwood Parks earlier design years ago was dumb not to have a downtown
- I find the buildings too close together and the views from some of the condo balconies is into the loading dock across the street...for \$600,000
- Pedestrian safety is extremely low throughout the county
- I realize that the focus of Centre in the Park is as a walking community however, as a rural resident with no public transportation, in order to access facilities anywhere in Sherwood Park there needs to be parking available.
- Affordable student housing makes absolutely no sense 1/2 hr fr any post secondary. Stick to keeping the inept pedestrians & Sunday drivers out of everybody else's way, please.
- None at this time.
- It is critical to get this right. There has to be a magnet to attract people to this vision. This would include restaurants, shops, coffee shops etc. At least in the summer and spring there should be food trucks, stalls etc. The area around Broadmoor Lake by the arena is a perfect place for this but unfortunately it usually is empty which is unfortunate. The spray park has added to vibrancy to the area by bringing in young families, but there has to be a draw for other aged cohorts in order to make the place lively. The cities I have been to with a vibrant urban feel or neighborhood feel have shops, restaurants, coffee shops, street activity and an attraction. It must be accessible and attractive. The lighting of the area around the community centre and the Prairie Walk in the winter is a great idea and hopefully this will continue.
- strongly agree with pedestrian scrambles. have more parking on the peripheral and then have more pedestrian areas.
- PLEASE MORE PARKING. I also totally want to keep Sherwood Park as a low-rise community - nothing over 5 stories.
- Need to make sure there is capacity in the infrastructure (water and sewer) to allow for high density residential development. The area east of Sherwood Drive and the County Building could be

considered for mixed use commercial with residential above similar to what is being built north of the County Building.

- Pedestrian blinking lights to cross, No left turn on red lights
- One thing that cant be removed from the CITP infrastructure is the recreational areas. These areas help provide a place for residents to go out and enjoy open space.
- there is a lot of wasted space with sports fields at both schools, could that land be better utilized. also, could we better utilize the surface parking at the mall for people to park and access amenities to the west.
- I live in Clover Bar Ranch, so my opinion needs to be taken with a grain of salt. Center on the Park has wonderful facilities there and I see it as a great long term opportunity to minimize urban sprawl, increase density and not have these facilities die off. As we plan for higher density elsewhere like Bremner that doesn't have the infrastructure I would suggest we should prioritizes planning to increase density in areas where the infrastructure already exists. Thanks for asking for my opinion.
- What is the point of this survey? Nothing has been asked with regard to flow of traffic, current roads in place (and how ill-designed they are), etc.
- I don't see a need to have it redeveloped. We don't need increased traffic in the area and newer areas such as emerald hills already exist
- Thanks for your hard work on this project - I love what you are doing.
- Parking is a challenge since public transit isn't a convenient option for many.
- An environment where walking is key. How to deal with student parking and driving from Salisbury and St Theresa's will be important to figure out.
- Sherwood Drive is a major road in Sherwood Park and the ability for traffic to move effectively through this area is VERY important. Reducing lanes, adding on street parking along Sherwood Drive, etc. should not be considered for this major thorough-fair! Getting around Sherwood Park is already difficult enough with existing traffic and traffic lights
- We love the broadmoor lake park space as it is now, such an amazing green space and natural feature/destination in the core of our community. The developments and existing facilities surrounding it are great, but I hope the green space remains as is!
- Do not mess with speed or width of sherwood drive. If you are concerned about crossing consider the scramble crossing option (all directions at once bikes and walking.
- It would be nice if the area had a "social" feel.... more like whyte avenue than downtown. A place you could walk around and see and do many things.
- High density housing more than 4 stories high would not fit within the current architecture of the surrounding community of mostly bungalos and would look very out of place. Do not take away any of the current park area to the west.
- A real downtown hub and entertainment center in the summer would be awesome. A real focal point for the community.
- Keep as much greenery and natural space as possible.
- The maps that were presented are incorrect and misleading. The areas that show recreation fail to show the lakes. If someone was quickly looking at the map, it would appear that the spaces dedicated to recreation would be sufficient, however you can't program or offer recreation on a stormwater pond. Broadmoor Lake Park is beautiful. Taking away the greens spaces (football field) for high density living or retail would be awful! Not only would I be concerned about taking away



recreation space but also the potential impact it would have on Station 1 ability to respond quickly and safely.

- Love it...hope to move there soon
- From what I've seen, I think it is a great idea.
- If there's going to be a move towards making the Centre in the Park more walkable (read: less car friendly) then public transit *\*MUST\** improve, especially having parking around bus terminals and increasing frequency of bus routes.
- Please keep park and green space. It is the greatest value. Also please keep recreation areas.
- The pedestrian safety issue has been presented in this survey as all or nothing solutions (eg. pedestrian islands on wider roads. The solutions I have endorsed are based on providing these solutions in places where common sense and statistics suggest they are needed. Do not apply solutions where solutions are not needed and may slow down traffic flow on major streets particularly.
- no comment
- I think with the right planning, it will be a gem and provide a great place to live.
- To congested already. Stop developing
- There is a need for more parking, with an increased amount of shops and stores in the area parking is difficult.
- Ensuring many areas that are vehicle free i.e. pedestrian / bike only and no parking.
- Retain the "Park" part- opportunities to go for less urban, unhindered walks to enjoy trees, water, and wildlife(birds).
- Should be accessible to all. Not everyone is physically capable of walking or riding a bicycle.
- It would be nice if the roadways were easier to navigate, I've gotten turned around in there several times due to the one-way roads. I love the park though, my husband I go there often in the summer.
- We should consider the flow for pedestrians and bikes. Currently, things like crossings etc are directed where it is most convenient for cars typically - although the Centre is pretty good. If we really want to encourage and enable bikes in this core, we need to move past shared use sidewalks and have sidewalks for people and bike lanes for bikes. This likely appropriate in this core if we really want bikes to be used - there will be conflict if you have dense pedestrian use and frequent bike use on the same path.
- Please ensure the green space in and around Broadmoor Lake Park remains AT LEAST as it is in the updated redevelopment plan.
- Parking will be a huge challenge as the area expands and the population density increases. Increased surface parking may not be the optimal solution as it takes up valuable land resources. The county should look at incorporating more underground or over ground parking facilities when it approves specific redevelopment projects. I think we want to avoid some of the challenges that the City of Edmonton is facing now with regards to affordable and accessible parking in the down town core with all the recent development that has occurred in Edmonton's downtown area.
- It would be nice to limit the amount of vehicle traffic in certain areas. I would love to see some pedestrian only areas.
- Make sure there is enough area to park, otherwise people will not want to go there at all if you can't park



- I think doing whatever creates an attractive Centre in the Park, and whatever can accommodate all the seniors living in the area would be a great asset to Sherwood Park. Also I like the idea of trees and greenery scattered throughout the downtown area. Maybe some park benches as well.
- I go there a lot - it is already congested with little parking and it will be much worse when Savonna and the rental suites are occupied. I have been to Planet Organic and like the looks of that area. Hopefully there will be enough parking when all the stores are open. Sherwood Park is a CAR community. It is very noisy and difficult to get in or out of there when the school buses are loading. I love the Library building but it is so much nicer to drive over to the temporary Library off Baseline and drive right up to the Library in a huge parking lot. In our younger days we attended all the functions winter and summer in Sherwood Park but it too far to walk to get to them as a senior.
- Needs a vision. Right now it looks like a hodge podge of buildings with no future plan.
- We definitely need a LOT more street level parking. We also need a faster flow of lights for walking and/or driving into Centre in the Park.
- It will be nice when the construction is over. That area has been in some sort of construction ever since we have moved to Sherwood Park
- Nothing to add
- It is very important to ensure Centre in the Park remains very accessible to ALL residents of Strathcona County. Three examples of accessibility: (1) The continuation of no-cost parking for county residents that do not live in Centre in the Park. I grew up in rural Strathcona County (lived below the poverty line) and the library was of incredible importance to me and my siblings growing up; (2) A bicycle friendly redevelopment with sufficient places to secure bikes; and (3) A pedestrian-friendly redevelopment.
- Has anyone considered pedways to allow pedestrians to cross above vehicles? I would prefer to have the area be completely car free than have the speed limit reduced. Strongly against speed limit reduction.  
Height transition areas (in fact, all tall buildings) should allow for rooftop gardens, especially in apartment buildings.
- Do not use concrete barriers for traffic control - recently the removal of 2nd turning lanes caused a lane to have a concrete island or blocks installed. Why not use plastic semi permanent structures that will not cause significant damage to vehicles. Will do the same task (block the lane) without creating immovable objects that will only create extensive damage if struck by a vehicle - which increases likelihood of higher injury severity. Cost of all the cement far outruns other similar traffic diversion methods and does not require work crews with heavy equipment to remove down the road. Enough with the concrete everywhere please.
- We have a large number of trails within the "Park", measures to reduce traffic flow and unfavourable weather at times. For these reasons, it is hoped that your redevelopment plan does not consider the use of bike lanes on the existing roadways.
- I don't think that including more living accommodations is the right thing to do as the space for a Centre of activities should be only that. People living in the Centre only crowd/congest the area even more and reduce space for commercial places and activity centres. Currently, trying to get to Festival Place is a nightmare depending on time of events and the day/evening when residents are returning home and outsiders are trying to get to an event at Festival Place. However, creating strong density could begin on the outskirts of the Centre in the Park proximity. I strongly feel that a Farmers Market is needed in the proposed area, perhaps a community garden of sorts--more self

sufficient type ideas and artisan wares, maybe a spray park, but not a YWCA/YMCA as noted as ideas by the Youth Club. To sustain local businesses, one must look at ways to bring people into the location such as community events, parades, local street musicians.(Just compare Whyte Ave-- many restaurants, specialty shops and a farmers market, ice sculptures, street performers, etc as compared to Jasper Ave--business mostly and a few restaurants and bars and banks. Personally, I frequent and enjoy Whyte Ave 100 percent more than visiting Jasper Avenue which I actually avoid at all costs). Another attraction that has been a big success are the classic car shows ;) I drive down Whyte Ave to participate and see all the Classic Cars...not Jasper Ave. Sherwood Park already has car clubs meeting at the Wye Rd Safeway and an annual show at the United Church...big opportunity for Centre in the Park

- I would love to see Centre in the Park become a pedestrian/ transit only area. No vehicles. It would be nice to see an additional emphasis on renewable energy for centre in the park developments - solar panels are a must
- Broadmoor park should stay as it is and on-site parking for the rec centres and festival place is a must.
- Seems like a make work project as there is little lands to truly redevelop, unless this is more of an urban design update sort of exercise.
- I believe that the County needs to provide a much larger parking area for residents to use the area as opposed to street parking. Also the area should be made to be a walking and bicycling wonderland. Basically you have a loop and that should be the only road. Approach Catholics to build a parking lot in the huge empty school ground across from mall. and across from Centre new shopping area. This should assist with the parking issue. But as far as going in towards Festival Place or the Arena should be made for walking and bicycling.
- No high rise buildings in strathcona county. ESPECIALLY in Center in the Park
- It is nice to see that finally Sherwood Park is getting a center(downtown) type of area like many cities. Not only do I feel there is housing options. It is extremely important that we have just like any downtown, shops, boutiques.
- More accessible parking.
- It should be a people friendly place but not made to cater to green people
- We need more of a downtown core and we need to attack corporate head quarters and compete with the City
- The ARP was flawed from the very beginning with respect to insufficient above ground parking spaces. Former Councillor Brent Jewell raised this concern at every single County Council meeting whenever the Planning department provided an update on the progress of the development. He was reassured multiple times by Rudy Koop that parking above ground would not be an issue; even after the County proceeded to sell off the land beside the Coimmunity Centre containing 200+ parking stalls utilized daily by County employees, Vicki's restaurant patrons, library users, and event attendees in the Agora. It is my view that Strathcona County could rectify this problem by purchasing the land directly east of the Community Centre, where Hakim Optical used to be located, and build an above ground parking lot. This is much safer than on-street parking.
- my senior parents need a place to live but they won't consider there because it is too urban feeling and they would like to look out at nature not at another building
- So far County has done well with CITP don't screw it up and don't hinder traffic on Sherwood Drive
- Parking is already a challenge a parkade structure would be good.

- Just reduce speed in front of mall area on Sherwood Dr to 50Kmh. Widen sidewalks along Sherwood Dr and yellow line the centre for ped's and bikes
- Bike Lanes
- More crosswalks available
- There needs to be more recreation. More affordable housing. More time to walk. Less cars. Smaller road (lanes)
- It would be great to see all season outdoor spaces, with heated outdoor cafes or winter festive spaces. If parking is a concern, maybe planning for more (beautifully designed) parkades would be a solution.
- A downtown core remains a charming delusion given the fact high density living comes with a host of social problems that the current health structures at family and community service are not prepared to deal with. I would also strongly support efforts to reduce the energy and ecological costs of new development in the center... like grey water collection, solar arrays, rooftop plant life and apiaries given the counties.
- I think that many county residents think that COTP was designed only for seniors with adult living and senior housing being the most prominent. Even seniors that currently live within COTP think this way. There is not enough focus on family living in the area. It appears that the idea of mixed uses are starting to materialize which is what is needed for the area. I can't wait to see more businesses in COTP. I'm kind of tired of Vickys restaurant being the only place to eat. Time for some new life in the area!
- Limit any further elderly housing in the area. Plenty of that already within Strathcona county. The focus should be on revitalizing the area, filling it with businesses and amenities that attract new young people and families to the area. Shops, outdoor promenades, restaurants and at least 1 low key drinking establishment. Other municipalities such as St Albert, Leduc, Camrose, Wetaskiwin all have well established main streets and core areas that Sherwood Park would be remiss in not trying to emulate.
- Please do not remove any park/green space.
- Waste of money
- Look for and increase in restaurants and neighbourhood pubs in the walking area.
- It is not clear to me what you are doing with SandPiper Park. It is included in the Centre in the Park map, but will it be developed or left as green space?
- I live the way things have been developing so far and hope to see more retail shops and dining experiences to promote a "downtown" vibe. Since moving here in 1998, it's what Sherwood Park lacks most.
- This area along with Broadmoor Park Lake area is the reason we moved to COTP. I strongly disagree with selling anymore greenspace to develop more high rise building. This area is the heart of Sherwood Park.
- I think the plans are very exciting, I love the vision portrayed in the boards
- Do not plan on taking any park space for development. Broadmoor Lake Park shall not be impacted by this project at all. Do not install any street modifications, they have caused nothing but issues elsewhere in Sherwood Park. This is a cold climate region, bike lanes shall not be installed and people are always going to drive. Look at Emerald Hills parking situation as an example of Strathcona County's poor planning on limiting parking spaces at community gathering points.

- Our family loves the water feature along the walkway with the grasses and benches
- 1. Prairie Walk crossing to Festival Place needs STOP signs or FLASHING PEDESTRIAN LITES. Foot traffic will increase dramatically once people start using the underground public parking under the Savona Building. 2. Convert Sal Comp or St. Theresa into a post secondary college. 3. In Centre in the Park Walking Tour pamphlet section K .... the Prairie Walk was completed in October 2011. Four years later the Prairie Walk was somewhat dismantled to accommodate Salvi's construction. Currently it is even in worse shape and no immediate signs to indicate that it will be restored this summer, especially when the second condo building will not be completed for at least 2 years.
- The condos that are currently there ARE adding crime & 'trouble' to the area. We love the farmers market there & walking around the beautiful pond. My granny is 98 & i take her out to the grounds in her wheelchair in nice weather.
- Centre in the Park is all about high rises and pedestrian safety but what about the recreational amenities that are important to Centre in the park, further questions on this should be part of the survey as its just not about commercial and residential high rises in this area that are important to Sherwood Park.
- Best of luck
- Keep Centre in the Park the way it is - Broadmoor Lake Park is the best thing we have in our community and we need green space if we are going to continue to live in Centre in the park We do not need high rises - think of the recreation, restaurants coming we're doing great and why change.
- I can't see the space for all this development. This area is an important recreation hub that I would hate to see turned into condos and shopping. Everyone online shops now anyways. Park space is incredible important. I enjoy the park daily and I love the open space, multi-use activities and special events. We have two starbucks across the street? If we have pedestrian and traffic problems already, not sure packing high density condos with parking is going to be positive. Broadmoor Lake Park is a defining jewel of our community and we should value this.
- I would like to see an expansion of the walking areas that allow for shopping, recreation, dining etc. A move away from the big box store (emerald hills) that we already have. Limit access for vehicles and make it something unique to Sherwood Park.
- I think that creating a "downtown core" feel is misguided. I think that establishing this area as a central hub for activity is a good idea. One of the key attractions of this area is the wilderness feel. Adding a number of higher rise buildings would take away from this feeling and turn it into more of a "concrete jungle".
- Protecting park space whether or not there is an institution on the land is imperative next to high density housing. People need both active and passive recreation areas.
- I would like to see the amount of current green space kept . That no green space be used to build condo's , commercial ect on.
- Not wanting to see this infill with large tall buildings too small of an area to but more population and no space to park in the area
- Greater building heights and higher density residential development is appropriate. Encourage car share, ride share and less underground parking
- Keep Broadmoor Park the way it is. Its a beautiful place where we always take our out of town visitors. Put condos and apartments somewhere else!

- We appreciate the opportunity to provide feedback on the Redevelopment Plan. However, we feel that the plans have been approved long before now and public consultation is basically a formality. Why ask the question on building height 4 storeys and above when Christian Developments has approval for a 6 storey condominium in the open space immediately west of Reflections and Festival Estates. By the way that particular space could be used as a green space and add aesthetically to the theater area. The county should consider purchasing that space and develop it as a park type area. There is no doubt the county is going to approve more high density accommodations in the Centre in The Park Area. Adding more people will tax the available green spaces in the area. We do not see in the plan an inclusion of additional green space reserve. Without the green spaces we end up in an urban jungle with lots of people looking for some place to escape to enjoy a bit of nature. Broadmoor Lake park gets quite full during the fine weather with the current population use.
- Please add beauty and art (eg large defining sculpture) to the plan. There is a lighted tree with lanterns at Chippewa Rd business building. Consider installing several of those in Centre plan. Ensure lots of lighting as we move around in the dark for many months. Think about the values of our County (eg a good place to raise a family) and translate those values into physical space. Consider adding a water feature like a large fountain. Sherwood Park Centre looks like a series of strip malls. Need more greenery in the Centre space on Granada Blvd. (Similar to what was done on Broadmoor Blvd. A weed filled grassy area is very unattractive. Thank you for seeking our feedback. My suggestion is, for every change, ask how does this beautify our space? Right now Sherwood Park is not beautiful and that's sad.
- Broadmoor Lake Park is a wonderful area in Sherwood Park and it is already quite a busy area. I think that putting more condominiums or apartments in the area will make it too congested and unpleasant to visit. It is already difficult to find parking at times.
- Love the green space and would not like to see any more residential or commercial development. The existing residential population is becoming quite dense. Residents are fortunate to have such a beautiful green space in the centre of the park to enjoy. The events Strathcona County hosts for Canada Day and New Years are awesome!
- There seems to be a strong focus on "development" of buildings in the area. A balance between development and living green space needs to part of the planning. Green space where people can gather for a variety of planned and unplanned activities, community events or just to rejuvenate amongst trees and grass are critical to mental health and well being. If we continue to focus only on developing and building on every green space, we don't get that green space back. Mental health challenges are rising and the more we pack people in without the space to decompress the larger the issue will become. People need open spaces to come together. Balance growth with livable, usable green spaces to support mental health rejuvenation.
- Keeping as much green/field space as possible is very important for day to day use and community events/gatherings. We have our own little "Central Park" and it would be a shame to use it otherwise.
- Keep green spaces such as fields and parks for community use and special events.
- While development is important, keeping existing green spaces in Broadmoor Lake Park is essential to the quality of life in the community. Developing up (10 stories) while keeping as much green space as possible is best. A lofty dream would be to enhance the park space with a swimmable Broadmoor Lake, similar to Lake Summerside in Edmonton. This could encourage business growth in the area and attract regional tourism.

- We should have an actual downtown with outdoor patios, shops, cafes, trees, flowers, gathering places. No more residential housing there as it is so crowded with that already & there is no parking. I cannot take the bus as I live in the country. Walkable streets! Old fashioned historic downtown like Fort Sask would be eye catching.
- We need to keep existing green spaces green. Fields parks etc. The development that has already occurred is more than enough. The traffic along oak street and festival way is already way too heavy.
- It would be beneficial for more members of the community to provide additional park space/recreational space in the centre in the park rather than high rise apartments. At the moment the centre in the park appears to be one large ugly apartment complex.
- Pedestrian crossing at intersection on Sherwood Drive and Granada is extremely dangerous and needs to be addressed. It is not a safe walk to the Centre in the Park and needs to be--the only way to access safely is by driving which should not have to be first choice.
- No
- The park and recreation space in this area should be seen as a core piece of this area. Sports, playgrounds, farmer's markets, festivals... this is the central place for them. When people think of coming to Sherwood Park, this area is what should enter their mind.
- It needs to be a place where people can go year round and spend time. I'd love to be able to go there with my family to hang out, watch them enjoy the splash park with a coffee that I purchased from a small coffee shop in the center in the park. As well as if like to go there by myself to sit on a nice patio and enjoy a beer with a friend and enjoy the view. There are no coffee shops, no pub, nothing to do there actually. As a single person what's the incentive to go there? Need a lot more things to do around there besides indoor things like the library. The skating oval there is fantastic but make it better. Add a warm change room. Get a coffee shop. Or a coffee truck. Have it inviting. At this point right now I'm really quite disappointed in that area. So much potential.
- If more people are going to live in the area, Better parking must be enforced. Currently I am in the area 3-5 a week and using on street or Festival Place parking. On 'big' game days or events this parking is gone early or blocked off making it hard with young kids. Yes at times busing is free however I am not going to load a stroller & 3 kids in the winter, but I would drive and park so we can leave when the kids are 'done'. If the county keeps doing family/kid events please keep in mind that they need parking
- More subsidized housing that would accommodate all levels of need not just the needs of those who have pdd funding .
- None
- Artificial turf at Salisbury Athletic Park would be a nice feature. Only having the one turf in the county isn't enough for all the seasonal activities in our community. This would be a prime location to further develop the recreational community.
- Maintain the green spaces and don't over crowd this area any more than it is already.
- Don't make it congested. It will ruin the openness of the community and will change what the PARK is all about
- Loving the current direction it is taking with the addition of businesses and condos/apartments. Would like to see more development/upgrades to the businesses and trails behind the businesses along the south/east side of sherwood drive across from County Hall. We live in Brentwood and



would love more accessibility to the Centre in the Park that involves less interaction with motor vehicles.

- Event and pedestrian friendly is key.
- This area should not mirror emerald hills. Do your best to keep it unique. Retain some of the small town feel, give it some European style living and keep the big box stores out please.
- Needs more recreational things for all Strathcona country residents to enjoy. Not more apartments or a downtown feeling. Downtown is a ghost town after work hours in Edmonton.
- I support trying to create a more walkable Centre in the Park, but I think we need to recognize that Strathcona County includes rural areas and the remainder of the urban area is not as walkable. So particularly if you're wanting to attract large numbers of community members to events in the Centre, perhaps consider making use of the existing transit lots for Park & Ride, so people who want to attend but are coming from farther away, will have a place to park and either walk or take the bus to the Centre from the Transit Centres. This might also help avoid people parking in the surrounding neighbourhoods, or at least decrease it.
- Really important to keep lots of green space. Not just around Broadmoor lake but in and around all areas of Centre in the Park. Lots of big trees and shrubs, flowers and grass. All very important to include.
- A youth centre is needed, as the Centre in the Park area is mainly focused on generations above 40 years of age. The current spot to hang out for youth is the mall, despite there being few stores in there that are aimed for a youth demographic. As well, an animal rescue is needed, Sherwood park doesn't have a designated one, which leaves residents to work amongst themselves to help animals in need.
- One of may main concerns regards the flow of traffic along Sherwood Drive from the intersection of Sherwood Drive and Brentwood Blvd. to Sherwood Drive and Oak Street. The signal lights are not synchronized at all and the left turn signals at Festival Way and Granada Blvd are not coordinated. While southbound traffic on Sherwood Drive have an advanced green left turn light, at the same intersection, northbound traffic do not have the same signal? They should both work at the same time as when turning west onto Festival Way, you are forced to try to turn across oncoming traffic. Doesn't make any sense and there are numerous intersections that treat left turns the same way causing potential for accidents and injury.
- need better signage and better enforcement of existing bylaws, Festival Way in front of library is a joke, people are parking in non parking areas which makes for an accident waiting to happen
- The pool area and parking lot should be left as is, also the area around the lake. Do not replace green spaces with high rises or more residential development.
- Complete and occupy the buildings currently planned for CITP and assess the impacts on the infrastructure ... before planning further development in the area.
- It is important to have efficient transportation for all residents, and not devote extreme resources to impractical ideas such as winter bike Lanes. Having well-maintained multi-use paths is preferable.
- Not enough parking is provided for people visiting the area. Crossing Sherwood Drive at Festival Way the timing allowed is short especially for people on walkers or in wheel chairs. The east bound lanes on Granada at Sherwood Drive, 2 turning left, 2 going straight are not well marked for visitors.
- Please make every effort to make the design something that is unique to Sherwood Park. The cookie-cutter look is a huge lost opportunity for showing the uniqueness of our community. The aesthetics should be something that would be recognized as Sherwood Park, and not inter-



changeable with every other community. Beaumont is a great example of a community that has kept its charm amongst new development.

- If you're going to keep developing it, PLEASE strongly consider adding more parking! Even when the CC parkade is open (as it's not right now), there's not enough parking space when the community centre is really busy. You barely have enough parking for all your employees, nevermind citizens using the community centre, and if you add more business, people are going to need places to park. I get the whole urbanization thing, but you're serving a large rural population and they all have to drive in, not many people use transit. It's frustrating when there's a struggle to find parking.
- Sherwood Dr speed limit should remain 60kph to maintain commuting corridor through Sh. Pk. The road should not be cluttered with Parking stalls and boulevards which will lead to frustrations for commuters and slow emergency vehicles. Most of the commercial development is in the north end of town where all the new housing exists. Trying to force a retrofit of a "town centre" into a long established business and commercial area will create conflict with users. Commercial and condos are maxed out for space available. Maybe more parking should have been provided by the developers instead of now trying to impose parking and reduced speed on the rest of Sherwood Park residents that do not live in a Festival way condo. This Redevelopment Plan looks like it is serving an elite few with no consideration for the rest of long time residents. Leave Sherwood Drive as is. Improve existing sidewalks to be multi-use. There already is many intersections available to cross on a light.
- There is no need to disrupt traffic in this area over your ideal development that will inconvenience thousands of other residents.
- Priority for any plan is - plan for more parking before anything else is approved! Without restricting any current residential parking Parking on oak street is already a challenge by the condos

### ADDITIONAL COMMENTS FROM OPEN HOUSE

The following notes were captured at the open house on February 13, 2019, at the Broadmoor Public Golf Course Clubhouse. These are considered raw notes as they have not been edited. Comments focused on parking constraints, pedestrian and traffic safety issues, and open space.

- Canada Day and New Year's Eve fireworks in fields – 25,000 people attend. Need space for these events.
- Check who owns the land where the fields are: County or School Board?
- Buses taking people to bus stations at Bethel and Ordze Road
- Need safer crossing of Sherwood Drive
- The new market in CITP is great
- Traffic going the wrong way on one-way portion of Festival Way – need better signage?
- Tenants at the market, will this fill in?
- Space for market in CITP
- Water feature on Prairie Walk is nice – more features like this
- No parking in area
- Nowhere for deliveries
- Places to meet/gather with neighbours
- High quality, good architecture
- Can County purchase Christensen site for green space?
- We like this open house better than the first one
- I'm from the 7<sup>th</sup> Adventist Day Church next to Festival Place
- 50 years ago, where CITP is, that was zoned for a hospital
- What are the top 2 differences?
- You here to designate a downtown area?
- There's nice concepts

- I like the scramble walk on Sherwood Drive because of safety reasons – allows a focus on pedestrian
- If you are a Senior with a walker or wheelchair, you have 20 seconds to cross Sherwood Drive – put a scramble walk in for 36 seconds to allow them to get across
- I like the squeeze the curbs together traffic option for the one going into mall. Put the safety barrier in the middle so if they can't cross street on light they have a safe place to wait for next light
- Spots – Festival Way, Tim Hortons, Mall – scramble walk from condo area
- Has there been a new area plan since the last meeting?
- The transition concept is good
- Construction is taking too long
  - I hope they do the landscaping – it has been 5 years since they ripped up Prairie Walk
- It was so nice on Prairie Walk when we moved in. Now we're concerned about the reconstruction of Prairie Walk – will it be phased?
- More washroom facilities at Broadmoor Lake will lead to drugs, damaging property? Would the washroom be closed after a certain hour?
- The Prairie Walk is gorgeous
- Have collisions increased because higher density in area, or because it's unsafe?
- I like the pedestrian scramble – seniors walking to Safeway
- I like removing slip lanes
- Need pedestrian island in front of library
- Long pedestrian wait times
- Festival Way crosswalk near Festival Place is dangerous, has flashing lights, hidden behind parked cars
- People driving wrong way on Festival Way – confusion, more one-way signs needed
- Beauvista speed bumps are good
- Sherwood Drive/Festival Way hard to cross
- Pedestrian scramble good for areas with lots of people – good for business going back and forth – less wait time for pedestrians
- Pedestrian scramble is good
- Transit – not enough
- Festival Way/Brentwood pork chop? No through northbound out of parkade. Drivers going wrong way on Festival Way
- One-way sign needed beside theatre parking lot and church
- Farmers Market? Close down Festival Avenue and lane
- More water features in plan area
- Parking that you don't have to pay for visitors
- Long wait times southbound at Brentwood Boulevard / Sherwood Boulevard
- Nice architecture, green space
- Sherwood Drive / Festival Way (Granada) very busy, hard to cross

## STICKY NOTES

The following notes were captured on sticky notes on the graffiti board that was available at the open house:

- Some parking needed for rural residents to come downtown
- High architecture standards! No cookie cutter or boxes
- Encourage small/local business
- More places to go to the bathroom. On Sundays there is no place to go if you walk the area around Broadmoor Lake
- We want a true downtown
- Great improvement over June! Positive ideas, need more water streams, ponds, etc.

## PHASE 3 ENGAGEMENT: ADDITIONAL COMMENTS AND BIG IDEAS

### ADDITIONAL COMMENTS FROM COMMENTS SHEETS AND ONLINE SURVEY

Additional comments were provided through the comment sheets and online survey. These comments focused on support and excitement for the vision, concerns around traffic congestion, comments on current development, the need for parking, and the importance of open space availability. A full list of unedited comments is below.

- I live adjacent to the SPMR. Would like input to what is happening to that green space.
- Not everybody likes chocolate or coffee!
- Thank you for the opportunity to see the new proposal and provide feedback!
- Good job so far!
- Traffic will be a cluster f\*\*k
- The reduction of lanes is going to cause more congestion in this area
- Do not allow the Pinnacle area be developed as it will ruin our view!
- I like the ideas. I'm just concerned about noise as it is a problem now.
- It's important to protect community services such as Sherwood Care Centre's St. Theresa School. Do not rezone or redevelop in a way that detracts from these important buildings.
- The Centre in the Park is all very nice. But I live on Beauvista Drive and all this development is causing a lot of cut through traffic to Centre in the Park. 40-50% cut through traffic.
- Pre-planning is definitely a plus. Like the concept of separating bike/pedestrian pathways. Trees, boulevards, etc. a bonus.
- I'm looking forward to the "Downtown" feel. It is long needed. My main concern is traffic congestion, and longer drive times going from north to south Sherwood Park. Planning looks wonderful. Good job!!
- A lot of work has been put into this – good job. The colour coding on the original (first) drafts made it easier to understand. Will look forward to see parts of this slowly take place.
- The mailed ARP location map was difficult to understand. A coloured ARP planning map could have been mailed.
- Centre in the Park has too many condos / people crammed into a small area
- Would prefer that construction would occur during the day. Would like to have better right of way for bikes. Would like to see local and independent restaurants / stores.
- This all sounds wonderful! I think it's really important to maintain green spaces, housing, services, and encourage more pedestrian and cyclist traffic. Absolutely slow down traffic on Sherwood Drive and address pedestrian crossing (it's dangerous!) on Sherwood Drive in front of hotel. I think the speed limit should be lowered immediately.
- Concern that we maintain sufficient space in Broadmoor Park to provide for major festivals. Fireworks are now fired from Sal Comp fields. Have we protected and ensured the use of those fields for the future?
- Restricting traffic flow in what is basically a commuter community is asking for traffic congestion and problems. Most residents will have to drive to the Centre in the Park in order to walk along the wider sidewalks. What provisions for extra parking are proposed?
- Traffic flow in general needs attention. Baseline Road is challenging. Traffic calming is annoying.
- Reducing lanes on Sherwood Drive or Granada increases traffic problems. Especially when increased development will add vehicles to roadways. We are cold 7 months of the year. Bikes and foot traffic is negligible 90% of the time.

- There is a huge lack of parking.
- The large sports fields at Sal Comp may not be the best use of space in a “downtown” area – perhaps a higher level education facility along with residences here.
- Going forward these problems should be addressed at the property design stage
  - Buildings like Bedford Village should have tenant/owner parking, staff parking and visitor parking
  - New buildings should have parking for all users, occupants, staff and visitors/customers
  - Designated parking at for repair vehicles most of which can not use the underground parking should not be drop off areas or 15 minute parking
  - Large moving trucks and delivery trucks (18 Wheeler size) should have proper access other than blocking a road. Large buildings often have this type of vehicle accessing them regularly
  - Prairie Walk provides access to the rear of Reflections and the Savony Buildings but is the access sufficient if fire traps people on the balconies? The same question applies to the balconies in Reflections and Festival Estates that face each other
  - The reduction of lanes on Sherwood Drive will make the area harder to access. Ambulance and fire access to Festival Way is from Sherwood Drive. Will increased traffic on a narrower road cause delays. (Oak street is the only alternative if it is accessed at the west end)
- The County’s Planning and Development services should address the needs of future owners/occupants as once a building exists changes are hard to impossible. Developers should not be in charge, as they currently seem to be.
- Landscaping along south side of Prairie Walk – 4 years of dust! Note – H2O drainage a serious consideration as runs downhill, carrying mud on to Prairie Walk. Require a drainage dilutor swale to keep water and mud, from bare dirt, off Prairie Walk. Power brush only stirs up the mud and dirt so every condo gets a pile of dust!
- Original plan for CITP was to have a nice quiet area for folks to enjoy walks around lake and be able to visit and communicate with each other. Now with high density apartment condos plus daycare centre, in addition to school, Festival Place and County services, library with shopping plaza, it is near impossible to get to Sherwood Drive from Festival Way as lights on Sherwood Drive hold back traffic. Due to increase in traffic on Sherwood Drive and area must get rid of cars, so don’t slow down traffic on Sherwood Drive – get rid of the cars to reduce back log and backups. Stopping in front of library and new daycare is a problem recently created by lack of foresight, e.g. – High School, school buses (14-20), tea party at Festival Place, new daycare, County services and condos create auto congestion, or Festival Way and Festival connecting streets/ways.
- There is not a lot of room left for new development. Broadmoor Park and the schools’ field areas must be preserved.
- Handicapped access to shops and stores should be mandatory. Public washrooms (24 hour) should be part of the consideration.
- Do not reduce lanes on Sherwood Drive
- Must think of traffic congestion as well as What Price is Parking and Where is the nearest Parking available or people will not go only locals living in the complexes will use the area shops.
- I had the opportunity to cycle more this summer and really enjoyed prairie way. The outdoor art installations are very important to a public space.
- Let cities be cities, and keep the feel of Sherwood Park as it is. This is especially important if you want the rural residents of the county to continue coming here as opposed to passing by the Sherwood Park for the city.
- A pub would be nice

- There is a high volume of traffic that uses Sherwood Drive as a main corridor. The lanes are already backed up (sometimes waiting through more than one light at peak times) with three lanes of traffic. If this were to be reduced to two lanes, additional measures would need to be brought in to ensure adequate traffic flow. In addition, with a higher volume of pedestrians in the area it will further reduce traffic efficiencies while waiting for pedestrians to safely cross.
- As many of the visitors to these proposed amenities will be driving (not walking or using public transportation), there is a high need for available parking, especially at peak times.
- Keeping seniors walking in mind and allowing them places to sit along the way as well as other accessibility concerns, wheelchairs, walkers etc.
- Reducing Sherwood Drive to four lanes from six is the worst idea possible...on a very busy roadway. Intersection improvements at Granada Blvd / Festival Way and Brentwood Blvd / Festival Way are extremely overdue for safety issues (pedestrians and vehicles). Bottle-necking the segment between these two locations from six to four lanes will exasperate the issue and people will suffer.
- Install cobblestone for the entire Centre in the Park, remove all signs, markings, and make it a complete/shared street for all road users, not just for cars
- I think reducing the lanes on Sherwood Drive (and connecting roads nearby centre in the park) is vital. But I also hope that consideration is taken as to how traffic flow may be impacted, as it is a very busy main road in Sherwood Park. Particularly in the mornings & after school/rush hour. Having only 4 lanes will likely create a lot of congestion, so I hope that preparations are made for this during construction and not after.
- Leave Broadmoor Lake park as is!
- Roads, sidewalks, shops all have a purpose. A core is created when people can just hang out without a meaningful purpose. Keep an open central space for people to just hang out.
- It is not feasible for everyone to access public transportation. Adequate parking is an issue in the Center in the Park area for those not living there.
- Please ensure that there is adequate accessibility. Places where specialized transit can stop to load and unload clients with varying degrees of limitations.
- Sherwood Drive is very congested at peak times without the development being completed and we are a winter province so people will continue to drive. Lowering the number of lanes on Sherwood Drive would deter some traffic, but would also increase congestion. Keep all parking off of Sherwood Drive.
- I don't have intention on visiting this space unless it's a sunny day and I'm already going to the library or in the area for an event like Canada day. It looks like a headache. It would be awesome if it was an all weather indoor space with convenient non street parking. It would also be a headache to navigate down Sherwood drive if the streets were narrower. I would say I am not excited for this development.
- I see how close the doorways are to the sidewalk/curb on Sherwood Drive and have grave concerns for safety from vehicles, will we have to be considering concrete barriers because some errant car has mounted the sidewalk and drove into the plate glass window. Check it out.
- As density increases decreasing lanes on a major thoroughfare would cause negative consequences for congestion.
- It is possible with proper planning to achieve the goals of this development without restricting the lanes currently in place along Sherwood Drive and reducing lanes would be a very unwelcome change
- Good to see some improvements!



- Any narrowing of Sherwood Drive would severely impede the flow of an already extremely busy main artery.
- Does the redevelopment of Centre in the Park mean taking away green spaces and recreational spaces within the area? Is Broadmoor Lake Park part of the Centre in the Park redevelopment? Broadmoor Lake Park is a beautiful area that is NOT found in other cities or municipalities, taking away this area for development will not help Strathcona County become the most livable community. It is places like this that draw people to the area to recreate or even to attend the celebrations the county puts on such as Canada Day. These survey questions are specific and pointed with missing pieces of information in them and is not an accurate representation of Strathcona County's intent.
- Although I agree with the walk-ability of the store front design of Sherwood Drive and Granada Blvd, I am worried about the reduction of lanes and whether this includes turning lanes. As there are schools in the area, there is already some backlog of people dropping off kids causing slow traffic that some times takes multiple light cycles to make it through on a turn. I hope in the future people are less reliant on cars, but I can see this scenario at times having traffic issues that plague Jasper or Whyte Ave if traffic volumes increase. I assume our traffic issues would be at a smaller scale than that, but there could be periodic times of near deadlock in the future if not planned properly.
- I'm impressed with the vision. I'm more likely to move into this area than i was before. I would strongly consider relocating from a more suburban area of Sherwood Park to Center in the Park if the vision unfolds as presented. This would finally give Sherwood Park the urban core that has been missing. You nailed it as far as I'm concerned.
- Reducing the lanes is going to cause much more congestion. The cyclists around Strathcona County are a nuisance and a danger as they are rude and feel they own the road. Not sure why Sherwood park is trying to do this except that city people have moved out and are trying to ruin going to town. We are a driving County and all this is going to do is stop people from using these areas. Just tired of all the yuppies ruining places.
- Not at this time.
- What a waste of money to reduce the number of lanes that are all ready in place.
- Sherwood Park is filled with unsuccessful business and lacks verity. Using up green space with is next to impossible to replace once gone and has way more value than developing an already popular area. This proposal is a huge waste of time and money and will have huge impacts on all residents if developed for many years.
- I hope that traffic flows will not bottle neck because of the lane reduction on Sherwood Drive.
- Overall I love how the centenary is being developed but please do not screw up a major thoroughfare in the name of developing this site. You don't need to affect traffic flow in order to meet the requirements of centre in the park development!
- as a user of Centre in the Park, I feel that the pedestrian crossing on Sherwood Drive is quite dangerous and difficult. The press to walk doesn't help if I arrive at the intersection when the lights are changing and I have to wait another lengthy cycle (this is the one at the end of the Community Centre crossing Sherwood Drive to the hotel. with the amount of pedestrian traffic I see this should always be a walk sign, not only when pressed. Plus the light is too long there for the n/s traffic. Traffic is so accustomed to motoring through that even when the light is red for them and I can walk I do not feel safe.
- I've lived in the Sherwood Park for almost 30 years. I've watched my kids move into Edmonton so that they could experience urban living, and as I'm almost ready to retire, I'd like to live that lifestyle

as well. Sherwood Park doesn't offer anything like that. The housing in the Centre is extremely expensive. I love the ideas being presented, but I'm wary that it will not be affordable for those who want to move away from their Sherwood Park home and into the Centre. I hope that there will be an option for those who don't have pots and pots of money.

- I'm worried about the high level of vacancy in the new retail spaces. As well, things like a nail salon don't really support culture. I think it would be great if those spaces were made a bit more affordable, to give small business owners a chance to occupy the amazing spaces. As well, I think we should look to areas like Garneau and Whyte Ave for the type of businesses that promote foot-traffic, and fit with the Arts and Culture focus of the area. Florists, boutique clothing stores, locally owned cafes, and art stores would all be fantastic additions to the area. A terrible Mediterranean fast-food place and nail salon don't really support the cultural impact Centre could have, and don't support foot traffic.
- the original County Hall needs to be refaced...with stonework. Please don't use the neopolitan ice cream colours that were put on the New County hall building
- Not sure why we need to reduce the speed and the lanes of a main road to make it feel more 'downtown' Why not keep the traffic flowing and keep people on roads like Festival lane. Sherwood Park is already traffic jammed around the facilities, why make it worse?
- I like the idea of having a downtown core/town square concept. This is similar to what many towns/cities in Europe have, and it seems to work well there to bring people together.
- Do not start a "war on cars" like Edmonton. Leave the street lanes and speed limits as they are.
- Allowing on street parking takes up too much space. Smaller businesses with a more narrow frontage have less curb-side real-estate. Cars parked decrease visibility for pedestrians and are a safety issue. As much as we are trying to make Sherwood Park a much more pedestrian friendly place, let's encourage people to leave their vehicles at home. Slow down the traffic in this area and really make it a friendly spot to shop.
- reducing parking for the Center is fine for residents that live within Sherwood Park and can bike or bus to the area, but for those of us who live outside the boundaries of bussing and too far to bike, this would be off-putting and would probably be less encouraged to visit.
- Parking is a problem
- Looks like a great project. Looking forward to seeing it implemented over the coming years.
- There needs to be a lot of accessible, free or very low cost parking spots available. The underground parking is expensive.
- The opportunity for green space was sacrificed to developers. Very disappointing. Does not encourage me to live in that area when I downsize.
- As the road is reduced from 6 to 4 lanes, consider how the Centre in the Park can be more inclusive of the current mall and Franklins Inn development as well as the school grounds. I don't want to be able to just walk with the Centre as currently drawn .... but I want to have a 'downtown' that enables me to walk easily across to the current mall etc. etc. Bring these neighbouring commercial properties into the conversation so they also benefit from and contribute to a walkable, bikable, accessible downtown.
- I notice that 90% of the commercial area in Centre in the Park sits empty. What's is the plan to get businesses to open up in the area if we are planning for more commercial buildings?
- None
- I think if I lived in that area I would really like it but very frustrating as a driving visitor. I used to go to the library weekly but now once a month, I avoid it as much as possible.
- no



- Instead of reducing the lanes for traffic which I don't agree with. You should put a pedway over the road for people to cross like they do in places like Vegas. This way traffic on this major roadway doesn't need to stop all the time just to let people cross. I find I'm not stopped because there's cars at the lights that need to cross but rather lots of people. This is a major roadway to get to the other side of Sherwood park. It's the only middle road that will take you across to the other side. Otherwise you have to use clover bar or Broadmoor. Sherwood drive is smack in the middle and much easier for access for people to get to the other side of town. I think reducing lanes will cause more accidents and way more congestion.
- Needs to also include the strip mall on Sherwood as well as the strip mall on Brentwood.
- Why is this even being considered? With the talk of Bremner is necessary at all. It will ruin the atmosphere it now has. Will cause traffic congestion and a large parking problem for anybody not living in this elitist area. It will make two different living areas in our community which most people in Strathcona County would not find useable. Waste of tax payers money just to make some developers rich. It to mention the noise of unending construction for years. Some ones fantasy?
- The small commercial spaces there now aren't renting. I don't think you need more of these. No end in sight for these space right now.
- Not at this time
- This area of the city is still a traffic thoroughfare so reducing speeds or traffic lanes would be detrimental.
- I think we should really explore the potential to relocate the St Theresa school site to allow for further Centre in the Park development. it is an ideal site to do something special with to further the vision of Centre in the Park, and is not an ideal location for a school in my opinion (most of the recent development, especially for families with children, has been away from the Centre in Park core). the proposed future pedestrian mall (on the east side of the existing Sherwood Park mall) could more appropriately be located where St Theresa's is now and bring the kind of development and amenity density needed to make a vibrant urban core feel and vision. the county could even re-purpose the school as part of that redevelopment. I believe looking at that site would allow the vision for Centre in the Park to be better realized and better connected rather than hidden behind the existing mall. I know it would take more time, effort, and money to make that happen, but in the end i think it would be a better overall result."
- While redeveloping the area please consider curb appeal and ensure lots of opportunity for increased foliage
- I like the overall project, but it needs to have an engaging atmosphere and one or two major anchor tenants in the future. Even moving the museum to this area could have a positive impact.
- The area is already very congested & making lanes on Sherwood Drive will just mean slower traffic.
- Stop trying to make a "downtown" happen. This concept is a failure, especially due to the expansion of Sherwood Park North of Baseline Road. The area is no longer the "centre" of the community.
- Centre in the park needs to focus on transit, walking, and cycling, not accommodating vehicles. Please also incorporate electric charging stations for EVs
- Reducing road capacity in the area could be a mistake. Right now residents will drive to CITP because it is cold most of the year. We do not have an LRT option and taking transit would increase your travel time by over 20 minutes in a lot of cases. Once the area is congested and driving through here becomes difficult, lots of people will choose to avoid it and support businesses elsewhere.

- put in shops that appeal to Seniors, as they will be a major portion of the traffic during the day - senior fitness classes, doctors, pharmacies, meeting places for card games or speakers, old time movie theatre, special senior coffee houses, etc.
- Please remember that Sherwood Park is primarily an automobile oriented community and if you want people to come into the Centre in the Park project they will need adequate roads to get in and parking while there. Otherwise, only people living in the immediate area will frequent the shops and services.
- I wasn't really happy with the new retail/rental development. It looks too utilitarian--not very inviting. It also serves to make the entrance to Centre in the Park look crowded. Also, some people who paid good money to buy a condo in the Centre now have the unattractive rental building to look at. It doesn't matter that it mostly affects Bedford Village. They also pay good (ie a lot!) of money to be there.
- Park and open spaces should be conserved
- Plans for easy movability need to be considered. Day Cares walk children, people walk dogs, people cycle, jog and skateboard, the elderly use walkers, Keeping the pavers or bricks in the sidewalk must be maintained.
- If these improvements are implemented, there should be an increased police presence, either on foot, or in vehicles.
- This sounds like a great idea for people that would choose to live in the area. Walkability is strong feature. Reducing urban sprawl is good.
- 1. I don't know what the expression "active transportation connections" means and neither do you. 2. Accommodate always has two "M's". Please edit carefully. 3. The notion of "Reduced speed" is meaningless. From what to what? If 80 k/h now then yes, if 30 k/h then no.
- More restaurants with patio seating and live performances.
- This is a once in a generation opportunity to do this right. Make it feel like a downtown core with shops and restaurants etc that bring an energy to the place. Don't make into a seniors centre
- to encourage public transit, has something like the streetcars in Toronto been considered? I'm thinking a bus that just runs between the Bethel and Ordze transit station, through Centre in the Park at 5-10 min frequency, with rides being free or nearly free
- The turn lights at Sherwood Drive and Festival Way need to be activated in all directions. This is necessary turning left onto Festival Way and turning left onto Sherwood Drive from Festival Way.
- The center is a great idea. Your survey questions are spot on. Thank you!!
- Signs prompting cyclists to dismount in crosswalks & obey traffic rules like stopping for stop signs + effective enforcement.
- not at this time
- Sherwood Drive is a major thoroughfare to the across sherwood park, and for access to the mall. Increasing congestion in the area doesn't make it more likely people will come there, it will make it less likely. Just as businesses dislike having ring roads built because traffic increasingly avoids congested streets where the shops are, Sherwood Park council seems to be vested in making it increasingly difficult for anyone but the people who live directly next to county hall, the mall, festival place or the regional parks to access the centre of town.
- Great to see the county moving forward
- Consider accessibility over and above the standard. How can this area be accessible to blind/low vision residents, what would make it a friendly space for people on the autism spectrum? We have a higher than average population of people with special needs in our community and many spaces are inaccessible to them

- Nothing at the present tr
- Consider the elderly and mobility impaired when reducing parking lots. If people generally can't easily access the Centre, they won't come, not matter how pleasing architectural designers think it is. Be practical, not just pretty.
- Love the idea of an attractive walkable downtown core
- Please no more restaurants or junky dollar stores or 'Ardennes'. These places are just filling our landfills. We need bigger retail stores not tiny ones. How about a Giant Tiger or No Frills?
- Do not take away existing parking lots. they are needed, in addition to handicapped parking. We have many more people requiring handicapped parking.
- Reducing speed and lack of parking ( because everyone drives here all the stay at home moms in there suv) roads need to be larger and more lanes to bring the population in not reduce. You are creating a bubble area not a community that is welcoming. I like your idea but don't ruin the concept. More parking. Wider stalls (door dents are a problem and wide trucks) we live in Alberta. That's not changing for a long time
- Don't raise my taxes.
- How does the County plan on creating a 'city centre feel' to this area? Architecture, roads and sidewalks alone will not necessarily accomplish this. Just because you build it doesn't mean they will come. What will attract people to this area in addition to the amenities? The residents of Strathcona County are spread over a large area and require vehicles to get to here. Will there be adequate parking?
- Are there other communities that have tried this that Sherwood Park can learn from? Sherwood Park is unique as it did not have an original downtown core.
- Overall this is a creative idea and will provide a space needed in Sherwood Park.
- I think the idea is great, and like the library and festival place being part of a pedestrian friendly area with other services available. For those who drive to the area, parking is an important issue, and some have limited their library use because of this. It's important to keep the advantage of a centre in the park accessible to all.
- In order to make it a downtown core, a museum of Strathcona County in this are would round out the cultural offerings and make it an attractive tourist destination
- We would like to have the farmers market be centralized at center in the Park. It is inconvenient to have it spread out at parking lots around Sherwood Park
- The Core of Centre in the park ought not have any vehicle access. Effort should be made to keep vehicles to the "external areas" of the downtown or Centre core. As volume increases and demand for public transportation and other public access the core space will get chewed up for vehicles... these entrance and drop off and parking points should be kept and developed outside of the centre core.
- Would like to see the access to commercial on the south side of Sherwood Drive and east of Brentwood limited and controlled... Access to these areas is quite complicated and difficult to understand. Possibly limit access to and egress from this entire area...
- We were led to believe that the area designated SPMR (in the northeast sector of the project area) was re-defined as a commercial land use area to accommodate SP Mall expansion and parking developments., only a few years ago. Why is this area portrayed as a "primarily residential" classification in the proposed land use presentation?
- The most important consideration for my family is our ability to commute efficiently through Sherwood Park. I already find the traffic controls to be excessive and would NOT support any reduction in speed or lanes. Please find another way to accomplish this. Several construction

projects in Edmonton have done a great job of creating temporary, alternate lanes to ensure that traffic can flow normally. Please consider these options.

- I hope the independent businesses continue to move in. I'd hate to see lots of retail chains like every other shopping area in Sherwood Park.
- Reduce commuter traffic through the area.
- The area should be walking and biking streets only. There are very places in Sherwood Park that are easy to navigate without a vehicle, so it would be nice to have an area that is specifically designed for no vehicle use
- none at this time
- When centre in the park started to get SO CONGESTED, I hate having to go to the library for 10 minutes, and to find parking. It's a nightmare and very frustrating. Poor planning for parking.
- The Library needs a much bigger sign, and there needs to be far better parking. Paid parkades pose a barrier to low income people accessing public (tax-funded) services, and free surface and underground parking is absolutely essential to the viability of the Centre. Sherwood Park residents do not often engage in active transport, particularly during the cold months of the year, and without the ability to drive and know they will be able to park there is no hope they will visit.
- If Sherwood Drive is reduced, considering it is one of the main north/south arteries, is the County preparing for additional traffic on Broadmoor Boulevard or other north/south arteries?
- The redevelopment of Centre in the Park should not negatively impact those that are not within or visiting Centre in the Park, i.e. slowing down traffic with new speed limits, tighter lanes, etc.
- If you are reducing traffic lanes, bring in more cycling infrastructure. We need to look at our whole community for active transportation, not just the downtown core. Let's bring in a bike share, we also need places to park bicycles. Don't even put cars in centre in the park - have it people powered only (bikes, walking, running, skateboarding etc.) - stop planning for cars to be reduced speed and just get rid of them. If you are going to have multiple small shops/restaurants make them local and unique to Sherwood Park - not chains. have as much green space and trees as possible.
- I understand pedestrian importance in the area, but ensure that there is access to parking and be careful not hinder traffic around the area creating bottlenecks. As well, because there are so many services/areas be mindful of pick-up areas (library, recreation facilities, coffee shops). My family can get to the library from school, but still need to be picked up.
- It's all good to try and mimic a 'downtown' area, but do NOT let it affect traffic flow. Sherwood Park is still primarily a transportation (be it bus or vehicle) place and to limit or slow down traffic flow to produce an area that may or may NOT end up how you think it will would be a huge mistake.
- It is beyond the pale, firstly, that someone designed, and Council approved, a residential/commercial/ government office project of this magnitude without allowing for adequate onsite above ground parking. The elimination of the 200 vehicle above ground parking lot adjacent to the Community Centre and the library was absurd. I will never go to the Centre in the Park because there is nowhere to park. This is a winter city. I do not choose to ride a bicycle. I do not ride busses.. Please. for the love of God. Quit trying to slow down traffic in this hamlet!!!
- Ensure three-bedroom RENTAL apartments are built in the new residential developments to accommodate single parents with two or more children.
- Again, I think that large space parking is still needed for easy access to the Centre in the Park. There will be larger numbers of necessary foot traffic for the small shops if there is good parking. I guess I really mean please do not take existing parking areas away to develop the Centre in the Park!

- As a rural resident, parking is very important
- I think it is important to retain the schools in the Centre in the Park to make sure that it is a place that youth go to. It seems that parking is the biggest concern of people and a perceived lack of parking a deterrent to visiting the area. The concepts of placemaking and creating a reason for people to be in the area is essential for developing a critical mass of patrons for the businesses in the area. Virtually all of the existing public park space must be maintained (except the area right along Sherwood Drive across from the mall). Parks will bring people to the area.
- Funding for community leagues and more volunteering opportunities.
- Generally speaking, I believe it is going to be difficult to find small companies to fill the expensive spaces in the city centre. Decreasing the size of Sherwood drive (the primary road in Sherwood Park) is a horrible idea given that the traffic is already busy and the lights are so poorly timed with one another. It would also be nice to see recycling and waste bins available.
- More affordable residential development please. Harmony at the Market was supposed to be affordable --- it is not affordable by any stretch of the imagination.
- With the current speed limit of 30km/hr in the area, I don't think it needs to be reduced further
- Centre in the Park is becoming too congested
- Centre in the park design should keep in mind sufficient space for annual public events such as Canada day and accommodating the public access for those types of events
- Making Sherwood drive smaller will cause many problems as it gets very busy in the mornings and afternoons from people leaving the county hall and school
- Closely keeping an eye on the other available businesses that are right across from Center in the Park also must be ongoing. Businesses across the road from County hall down to the corner of Granada Blvd I believe encompass the neighborhood and buildings such as the old Hakim optical which has been sitting mostly vacant and in need of attention from an eye appeal point of view also must be addressed. Who likes to see a small complex such as this that it seems the landlord is not really doing anything to improve must be addressed by council.
- I am strongly opposed to lower speed limits. I'd rather see the arterial roadway redirected around the outside of the mall through Glen Allen than have the speed limits reduced. Centre in the Park could have its own little ring road and that section of Sherwood Drive could be converted to green space.
- I think the area is growing nicely but I would set a speed limit at 40 km throughout as a test to do this in all residential areas in the future and keep only the arteries at the higher speeds.
- This is essentially an outdoor mall. Don't forget people need to get there by transit or car. Need to improve / expand transit service and or ensure adequate and inexpensive parking otherwise no-one will use it.
- The streets should not be reduced, especially around Sherwood Drive.
- More trees!
- The area is busy with traffic for residents visiting the community centre or staff working in the building. It is not reasonable to focus only on foot traffic. Reducing lanes and speed limits will only add to an already congested area.
- with the amount of traffic going through the center of Sherwood Park if the reduce the line size and speed limits the congestion will be very high. as it is sometimes it is faster and easier to go to the city to do any shopping... etc.
- An amphitheater
- It would be nice to build taller residential buildings for families; not only for retired or young adults.



- We need boutique shops and lots of covered areas to sit outside to eat have coffee in the sun or rain to extend the season
- Help small businesses be as successful as possible.
- Please try to maintain existing green spaces where possible. Where green spaces, especially near residences, can't be maintained, development should be considerate of surrounding residents
- Should make everything 'walkable' and increase access by public transit
- Reducing the lanes on Sherwood Drive, which are already congested especially during "rush hour", will likely result in less visitors to/from the area, rather than encouraging potential users to check out Centre in the Park.
- Redevelopment is exciting. Ease of traffic flow is still important and is a major artery through Sherwood park. An alternate artery would be needed. The heavy amounts of residential around the area would make rerouting almost impossible and frustrating. It would make me avoid the area all together.
- The museum should move to centre in the park
- I'd only suggest that communication for areas receiving "traffic calming" on their roads be more detailed. I live on Gatewood Blvd and the new medians put in for this purpose have made access to our driveway much more difficult. There is now even less space to get around people who ignore the signs and block our path as they turn left into the mall lot. We also have significantly limited space when trying to back our camper trailer into our driveway and find that we have to block this main street for longer periods while trying to do so. Had we known the plan was for medians rather than speed bumps, we would have voiced very loud concerns. I would hope this is better communicated to others during this process.
- Lots of building vacancy in centre in the park. Would be nice to see those filled up with restaurants, 7-11 etc.
- This redevelopment plan should not be allowed to impact older residential subdivisions in the urban core area such as Glen Allan, Brentwood, etc., making it even busier than it presently (Georgian Way, Gatewood Blvd. and Granada). Traffic issues have been a huge problem for many years and would increase hugely if the mall property is allowed to be rezoned as proposed.
- Please give us more parking. We should not be limited to transit. More parking available for the special events that occur there like fireworks, etc. or else have these items elsewhere and have more parking
- What a waste of taxpayers money Originally Center in the Park was to be developed without the building of all those condos but it has been ruined with all those condos and does not appeal as a center in the park
- The road area that is proposed to be narrowed down to 4 lanes is a busy spot! I have concerns about this! I think wider sidewalks are a must for safety, and also because the goal is to have more walking to and from shops and facilities. Please make sure there is ample FREE parking! We live in a small town in Canada, walking outdoors is often not an option for 6 months of the year. There is also a large rural community that travel into Sherwood park on a daily basis-in a vehicle that needs to be parked somewhere! And would be nice to keep parking free as this is a small town/hamlet, not a big city. Perhaps time limits would help?
- Reducing the number of lanes and speed limits in this area will just cause more traffic congestion on already busy streets. The number of vehicles is not going to shrink. In fact, as Sherwood Park grows in population, the number of vehicles will increase. Sherwood Park is not a walkable community and people will continue to drive places no matter how wide the sidewalks may be or how many trees are planted on the boulevards, especially in the winter. The County needs to get

this right the first time. So much of the taxpayers dollars have been wasted on traffic calming measures and dual turning lanes that were built and then taken away. Hopefully the powers that be will think this through carefully and possibly have another public consultation before giving these projects the green light.

- Height restriction information would be paramount in respect to neighboring areas that would be and should be consulted. The Sherwood Drive and area south of county hall is a main thoroughfare and should remain so, unless we want more congestion in this area.
- As much programming as possible should be implemented for the re-vamped space, especially in the summertime for kids and young adults. The County does a great job providing programs, but I suspect more would be needed to fill the space.
- There NEEDS to be more free parking within reasonable distances. Parents with young kids, seniors, anyone with mobility issues, and our rural residents all need to drive and be able to park close to the amenities. We need to include everyone in our community. LOVE having green spaces like Broadmoor Park for walking.
- I do like the idea of having a city centre to Sherwood Park. This would allow there to be a hub to a lot of things. However I do not think this needs to come at the expense of parks/trails/parking.
- In addition to improving active transportation within the Centre in the Park I think it's critical to also improve the surrounding infrastructure and bike paths. The current multiuse path systems with stop/dismount signs are impractical. While cyclist should use caution, signage and rules more similar to Edmonton bike lanes should be adopted. Green and/or stripped crossings.
- I am most concerned with the increased motor traffic. Will there be active by-law enforcement regarding speeding, parking in no parking zones, traffic going the wrong way on the one-way Festival Way?
- Since access to the library has become increasingly limited, it's really time for an alternate drop off point for returning library materials.
- Consider the need for additional parking so those who don't walk or bike or take transit are welcome to enjoy the area and events, too.
- The flow of traffic needs to remain the same on Sherwood Drive. It is a major artery of the city and if it is made more narrow, residents will avoid the area which will defeat the purpose of the area. Make it convenient to park. Stop over developing the area so very few parking places are available or accessible. We now avoid the library because the parking is such a pain. I get that parking lots don't pay big taxes but the businesses suffer when no one can park and the traffic is limited to foot traffic. Keep in mind we are Alberta. Not Europe. It is cold here and no matter how environmentally friendly walking is, no one wants to be cold and uncomfortable. Making an area difficult to drive in and park will only succeed in keeping people away and making businesses fail.
- Strathcona county you are not transparent. You want to develop our broadmoor lake park and the fields that have so much park opportunity not buildings. the centre of our community and you should be ashamed. How about you ask that question in your survey, residents have no idea what you are doing. Why did you change the park space in the map? If you want to improve community and social framework we need this park in the centre of sherwood park. Once school Goes make it even better with more park amenities? There's so much opportunity for our community and you're taking it away. Such disappointment.
- Pls do not reduce the lanes on Sherwood Dr. We need the road way. The intersection of Granada and Sherwood Dr. Is already ridiculous.
- Please do not develop our beautiful lake or park around the lake. It's very important to keep these walking trails.



- Need to try and have small business owners rather than chain stores. Need to get some uniqueness to the area to attract people to it.
- With reducing the lanes you will create a traffic pileup. Reducing the speed will be a better idea.
- Do not turn this into another Glenbrook fiasco.
- Speeding on Festival Way is rampant. The your speed sign doesn't seem to have helped. Police presence on occasion would be nice to see. Crosswalk from Prairie Walk to Festival Place needs to be more clearly marked with painted lines on road. It would be nice to see some kind of signage outside of festival place indicating what shows/events are playing. Left hand turn light east bound on festival way/Granada needs to be turned on at all times. The current signal pattern has helped but the left turn is still daunting at times
- The density in this area of town is becoming out of control, and I believe, the area doesn't have the infrastructure to accommodate what is being built there. Ultimately people are going to avoid what used to be a very nice area of Sherwood Park. Many people already have stopped going to the library because parking is such a nightmare. We don't have a streamlined transit system, and as we are an urban municipality, we can't become a 'walking' community. This area of town needs lots of free parking options for those who want to make use of the wonderful facilities in this area of town.
- Leave as much green space as possible with trails. I didn't see anything about accessibility in this survey. Hoping that has been considered.
- With increased pedestrian and bicycle traffic I would like to see Sandpiper Park more user friendly with seating areas and lights
- Increasing walkability will be a huge benefit to this area!
- We need a historic downtown with beautiful brick buildings like Fort Saskatchewan. The ugly orange library design does not appeal to visualization. The new shops are too close to the roadway. We need more independent shops- like coffee shops that are not Vicki's or Starbucks. Exciting restaurants. Lush greenery. Statues. Comfortable wooden benches. Bicycle paths that wind down near water features. Little libraries. Satellite libraries. Surprises along the way.
- With the increase of population, reducing the lanes on Sherwood Drive does not make sense. It would lead to congestion, especially since it was widened to avoid this within the last two decades. Urban is wonderful, but natural areas are extremely important and part of why I choice to live here.
- If we are reducing the number of lanes, are plans in place to accommodate the extra traffic that will undoubtedly happen on residential roads to avoid a potential congestion of turning left and right from Sherwood Drive on to Brentwood Blvd? I'm also concerned about the lack of space that is being proposed for community events. This will not give Canada Day, New Years and other events enough space as most of the community land is a stormwater pond. Why would the institutional policy area (specifically Salisbury) require so much land? That is prime land that can be used for community programming. I also didn't see a lot of information about parking options. The Community Centre parkade and the second parkade a great, but are already close to capacity. Add more services and living accommodations and I'm concerned that parking will be near impossible to find. Consideration for parking options (maybe even allocating some space by the mall) would be a good idea. I am also hopeful that plans are in place to fix up the look of the building where the old Hakim store was. That complex along with Franklin's Inn is an eyesore and in much need of a facelift/greenery/landscaping.
- Changing the speed limit (reducing it) will not change behaviour. Implementing speed bumps that force a vehicle to slow down will be much more effective.

- Please keep the green spaces! It truly is a gem in Strathcona County and a site for community wide festivals.
- For question 8 I'd be concerned about traffic congestion at peak times. If lanes are decreased, please consider other ways to manage traffic control at these times.
- Please don't take away existing green space. The lake is such a lovely draw to the area and the park space is crucial
- Redevelopment plans must not come at the expense of developing green spaces into hard, lifeless, surfaces. Public green spaces are limited in the area and should be top of mind when making decisions.
- We don't personally like the look of all the buildings crammed in there. More parks, events space and green space would have looked much more pleasing to us. Is parking sufficient now when there are community events?
- I love that I can walk or bike there. I use the library all the time and really love the idea of small shops opening up. I used Planet Organic right now as well and common ground cafe. keep making it people friendly and less car oriented.
- There are a few concerns I have. If you reduce the lanes for Sherwood Drive which is one of the main thoroughfares in Sherwood Park currently, do you plan to add another lane one of the other streets (i.e. Broadmoor Blvd and add another lane onto Oak Street) to replace Sherwood Drive? If you reduce the speed on Sherwood Drive and do not replace with an alternate quick route for traffic, there is a potential for traffic nightmares during certain times of the day. Practically we live in a cold climate. The proposed plan is great and very desirable for summer and warm spring and fall days, however somewhat impractical for the rest of the year for the majority of residents. If a driver does not find parking, will he/she be willing to park a distance away and walk from the parking spot to the Centre in the Park Area? There is limited underground parking currently, however will more be developed in enough different areas throughout the redevelopment area to accommodate 'close' parking in during the cold months of the year. Some thoughts as you consider spending a large sum of money on proposal and redevelopment.
- Lane reduction on a major roadway is not practicable, we are a vehicle driven society and for much of the year are not pedestrian friendly due to weather, let the "core" concept grow but not at the expense of practical needs.
- STOP!!!!!!!!!!!!!! Enough trying to bring MORE people to Sherwood park! Our recreational programs are ALWAYS FULL to the point children can't access them! It takes 20 minutes to get from one side of Sherwood park to the other because of ALL THE TRAFFIC LIGHTS and traffic!!! It's NOT enjoyable to walk around CITP anymore because the traffic is brutal, and the stores are even more awful! Really? Another nail salon? Enough of the growth when we can't possibly sustain what we've got!
- There really has to be a joint effort of educating and correcting driver AND pedestrian behaviour in busy core areas. The current traffic conditions moving through the affected areas of Sherwood drive/Granada Blvd already create a cluster and congestion, so if the roads are reduced down even more- signalling HAS to improve to allow for better movement with pedestrian traffic as well. I agree with the cameras for ensuring the right hook drivers get stopped, but what are we doing to educate and correct pedestrian behaviour? Roadways are shared and there should be expectations on ALL users. Just my opinion after travelling to busier foreign centres where there is an understanding of pedestrian and vehicle and cyclist responsibilities.
- Vehicle traffic will increase as our population increases. Please do not reduce the number of lanes. Instead please look at increasing the number to prevent future traffic congestion.

- On-street parking is minimal now. Please provide off-street parking.
- As long as no trees come down!!
- YOU SEEM TO BE SPENDING A LOT OF PEOPLE ON A SMALL PERCENT OF THE POP OF SHERWOOD PARK. ARE YOU TRYING TO BLOCK EVERYTHING AROUND THAT LOCATION FOR A FEW PEOPLE.
- I try to walk everywhere I can, and I am out often with my dog. It is rare I have a walk without a close call. Crossing Sherwood Drive is very daunting and people don't yield at the crosswalk in front of Festival Place. Anything you could do to help this would be appreciated!
- More local businesses
- Why did you open house panels not include the Salisbury playing fields as Broadmoor Lake Park? the community uses this space for more than high school activities? Why is this survey not asking us how we feel about that? It appears the county has something to hide
- Public spaces required which encourage natural gathering spaces, where people organically congregate which creates community and inclusion
- Parking is horrible already. Please increase easily accessible parking. Often the underground parking is full so taking family to the library or going to the county offices is very difficult
- Please provide opportunities for local shops (rent controls? subsidies?) and community gathering spaces (free use of meeting rooms)
- Speed limits on Festival Way don't need to be adjusted. Traffic is well controlled and pedestrians are respected by motorists.
- I feel that the amount of vehicle traffic (including school buses) in the area during peak hours requires the current Sherwood Drive setup. A reduction in lanes feels like it will create additional wait times at the intersections controlled by lights, and create backed up turning lane traffic which will also impede through traffic.
- Without parking, I don't feel it will be accessed by residents, no matter how nice it looks.
- Whose going to pay for all this and what is the cost at a time of cuts from provincial gov.
- Speed limits on arterial roads shouldn't need to be changed, but commercial or residential side streets can be safely lowered to 40kmph if pedestrian safety is a concern. This would accomplish the increased safety where people are most likely to cross frequently when not using intersections/crosswalks that stop traffic. Further to this, strongly in support of gaining more space for smaller, more diverse small business / local shops in order to aid in developing a sense of community as well as giving the downtown area a feeling of more than just another strip mall.
- It's a great area but the cost of living here leaves it open to only the very high income families.
- I suggest those proposing to reduce the number of lanes on a small portion of Sherwood drive, actually take the time to drive it during the school rush hours — between 8:15-9am and 2:45-3:30pm. It gets INSANE. Reducing the number of lanes is a bad idea.
- The struggle is currently to access these areas is there is not enough easily accessible parking. It's hard enough as it is to find a nice spot that isn't underground or paid to visit the library, with more potential shops, where should patrons park when each surrounding lot has signs that you cannot park unless you are visiting a specific spot. For example, I would happily park across the street and walk to the community center but those lots are signed off for the business there or Strathcona county. It's so frustrating to visit this area currently and I can only imagine with more added it will become increasingly frustrating.
- Sherwood Drive and Granada are MAJOR traffic corridors in this community. We DON'T need parking on them. We DON'T need them narrowed, either in the number of lanes or the width of lanes. Our streets are working - leave them alone. The sidewalks are wide enough. Leave them

alone. If you want a few trees, shrubs or plants- go carefully so sight lines are not interfered with. Perhaps if someone wants little cafes, patios, etc.; it should have been done long ago down the Festival Way area towards Broadmoor Lake. That kind of thing would have been nicer there than big apartment blocks and newer empty cement buildings built right out to the sidewalk in that one small area called "the Market". If that had been properly designed that's where little shops would have been nice. Too late now. Please do not mess up any more of our roads and streets the way you have Glenbrook and Georgian Way. You do not make streets or areas better; you have a strong history of ruining everywhere you touch. Leave what we have left alone. We Do need to get in and out of are neighbourhoods and our community as safely and easily as possible. Cutesy little things do NOT belong on our major connector streets, collector routes, and thoroughfares. These create nothing but "accident waiting to happen" areas. No thanks. We have lots and lots of empty retail/office space all over the park. I'm not sure what makes you think there will be a rush of small shops to create a nice "market" area. Perhaps there is a place for that kind of shop/cafe district in the Park, but it is NOT in our already developed central area. Sherwood Park is a big place, look around and find a more suitable area. Then create something good that actually works for the community.

- I would love to see an Italian Center Downtown. More patio options for summer. A better connection from biking trails around Broadmoor to the downtown. Boutique type clothing stores or home decor.

The following comments were written on comment sheets adjacent to other questions, as indicated.

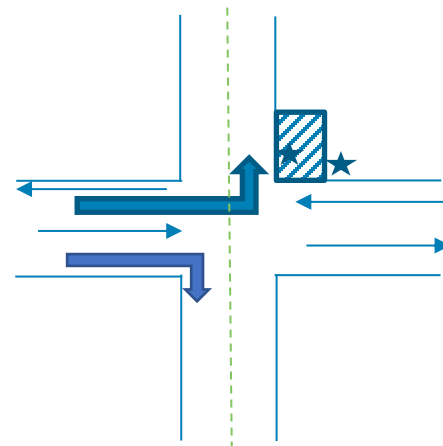
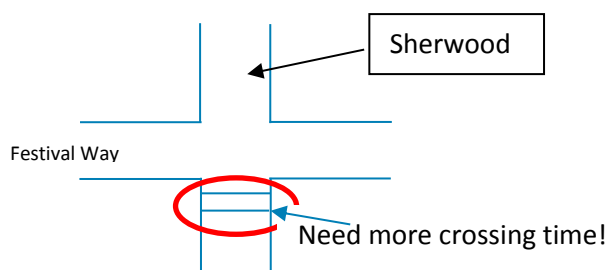
- Concerned people won't venture there (*qu. 8*)
- Would parking be a problem? (*qu. 8*)
- Size is unimportant. There is a lack of variety in the area now. Focus on variety not the size of the spaces. (*qu. 8*)
- Need more parking as too many cars now. Go to Eastgate to shop in mall. Shops and Services will starve to death! Not enough room and no parking now. Examples 1) Festival Ave – stopping at drug store; 2) In front of library – people stop / buses back up traffic and lights on Sherwood Drive back up traffic. (*qu. 8*)
- As long as there is allowance for parking (*qu. 9*)
- On-street parking will decrease the ease of walking. Especially for people living in the area who have limited mobility. Sherwood Drive is a hazard to cross now. Parked cars would further limit our ability to see oncoming traffic. Think of a person using a walker or wheelchair. Parking next to the sidewalk increases the risk of being hit by a car door. Narrows the usable width of the sidewalk. (*qu. 9*)
- On-street parking – where? Will lead to more congestion. Need to handle additional cars. Area bounded by Festival Way, Lane, and Ave is full now. (*qu. 9*)
- Current amount of public service is good. Time to focus on shops, restaurants, bars, etc. (*qu. 10*)
- Would need accessible road and parking as well as walking. A skateboard safe area. (*qu. 10*)
- Let the cars move easier on Sherwood Drive so we can get out of CITP. School buses, day care, Festival Place, condos, library, County offices all tend to clog up Festival Way, especially between 3pm and 5pm Plus in the morning. (*qu. 11*)
- With more pedestrian traffic, of course! Again, a hard sell in this driving town though. (*qu. 13*)
- Monitored and patrolled (*qu. 13*)
- 50 km, not less (*qu. 13*)
- Only if an alternative route can be established for vehicles. (*qu. 13*)

- Yes, but must be enforced (note Festival Way). Currently traffic speeds on Festival Way heading west or north of CITP, exceed limit. (qu. 13)
- Already very busy street, may cause bottle necking and actual traffic jams on Sherwood Drive (qu. 14)
- Sherwood Drive is such a busy “through” road. I do worry about traffic congestion. A better strategy to go North-South through Sherwood Park will be needed. (qu. 14)
- Vision yes, but it will decrease safety. (qu. 14)
- No, get rid of the traffic, don’t restrict CIP is high density area. (qu. 14)

#### ADDITIONAL COMMENTS FROM OPEN HOUSE

The following notes were captured by County and consultant staff at the open house on October 24, 2019, at the Strathcona County Community Centre. These are considered raw notes as they have not been edited. Comments focused on traffic and pedestrian safety, opportunities for common amenity spaces, concerns about congestion and parking, and the need to improve transit service.

- Christian site, neighbours do not want to see development occurring as it will block views and promised it would not be developed when they purchased
- Turn Sherwood Drive / Festival Way into a scramble intersection \*check traffic signal timing
- Is Festival Way remaining one-way?
- Do not want to see the mall disappear especially the movie theatre
- Parking is an issue – public transportation is not well connected therefore need to drive and need parking
- Sherwood Drive too wide
- Prairie walk can’t fit a fire station
- Access in between buildings always blocked in central buildings in CIP. A fire truck can’t fit.
- Concern about congestion. 6 to 4 lanes
- Pavement (ASP) poor quality
- Poor efficiency in pavement, sidewalk replacement
- Parking activity – will this be an issue on Sherwood?
- Dangerous intersection – right hook for cyclists. Sherwood/Grenada
- Parking supply (under) storage Bedford village
- Seniors cannot get access Sherwood (not enough crossing time for “walkers”)



- The area is attracting older people and to build a community you need younger people
- Common space to bring people together is important common grounds works
- We need some anchor retail in the area, example like Brown Social
  - The daycare doesn’t fit – don’t like watching small kids dragged down Prairie Walk

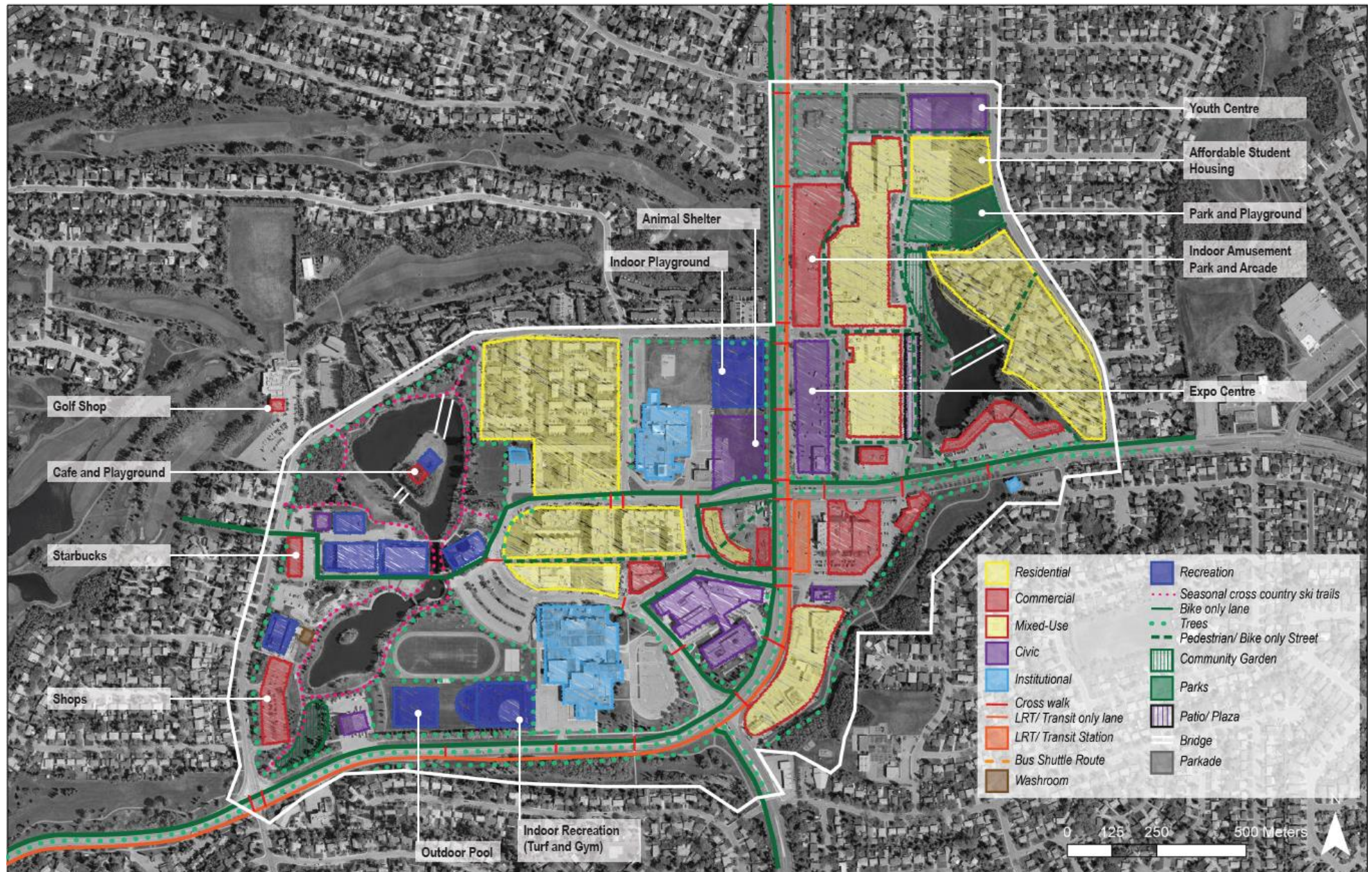
- Need a pub/bakery so that we don't have to cross the street
- Need to improve our farmer's market
- I love being able to walk to my grand kids hockey, swimming
- Walk to the theatre and golf
- It will be nice to see some commercial here
- People coming to Sherwood Park don't go to the mall – they go to Emerald Hills and here
- Is Christian putting up the Pinnacle?
- We were promised that the mall would not have access onto Georgian Way
  - I was told that across from me would be low rise buildings and behind that would be 10 storey which is a real concern
  - The finished product looks better
  - I think the density is too high
  - Is there anything in the works for these higher buildings to happen in the next couple of years? The owner is the mall?
  - We've had 4 months of road work construction – and we've had construction of the mall
- I don't want the CRC developed because I will lose the view
- TRANSIT
  - Will they put another bus stop between the library and Oak? At night time you can't go home from Pine St to the Canadian Tire in Emerald Hills an weekends/evenings I can get there but I can't get back
  - They need a bus stop by the light clover to the high school
- Park Vista has no access for parking for visitors
  - No visitor stalls under Bedford
  - Bedford Village has over 200 units and there's no visitor parking
  - No access for big truck at Park Vista – there's only short term parking for move in/move out
  - How do fire trucks access between the buildings – they can't drive on Prairie Walk
  - We're in a mess now – they're talking about putting more by Festival Place
  - Bedford doesn't even have parking for staff there
  - If they put rentals in that given space, there aren't enough parking space available for that spot
  - There's talk of rentals on that 4<sup>th</sup> building – it takes away the ownership rights to those buildings
  - Move parking for trades people to fix elevators etc. they didn't make builders leave a spot for trades people to park
  - Need new parking signs for the new parking areas
  - People attending festival place can park at Savoy Place and don't know that
- I think 6 storeys is too high (there seems to be some appreciative of the transition)
- What is a primary integrated gathering spaces
  - Will it stay private or will you take over the land (please take it over)
  - It's a space where people watch the parade
  - We always thought the senior's residence would move there
- I came today because I was concerned that you were taking away Broadmour Lake Park area
  - I was looking at the access involved and though you were taking space away
  - So you're not touching Ste. Theresa
- Cross section – need more marshes on the maps to identify where you are – to orient yourself
- Don't want lake to be touched – used by parents, dog walkers, soccer
- CITP resident – Christian Developments – heard they'd build rentals – would they have to rezone
  - They'd have to access the parkade
  - Security



- “county doesn’t regulate ownership model”
  - Everybody is concerned that we bought and a developer still controls  $\frac{3}{4}$  of the development
- Would the county have any say about parking being separated between rental and ownership
- Are the current changes to the mall part of this?
- I heard something about speed limit reduction
- The Salisbury High shows 20m on the transition board – does that mean they’ll build condos on the high school – it would be horrendous to replace park space in this area with a high rise condo
- Need to improve transit
- What does active transportation mean? Why are they showing up on private property?
- There’s a traffic jam on Festival Place
  - Lights need to be synchronized on Sherwood Drive
  - Put a crosswalk off Prairie Wall to Festival Place
  - East of Festival Place they still come out and turn left the wrong way – terrible at night
  - Don’t put in a bicycle lane
  - Pedestrian don’t look when they cross
  - They drive too fast on Festival Way
- They need to make the area more friendly and attractive
- Nobody uses the bike lanes now
- Will you be renaming streets – don’t use past Mayor names
- The original plan had 587 units. There’s no communication to the changes, everything changes



## **APPENDIX B – YOUTH COUNCIL CONCEPTS**





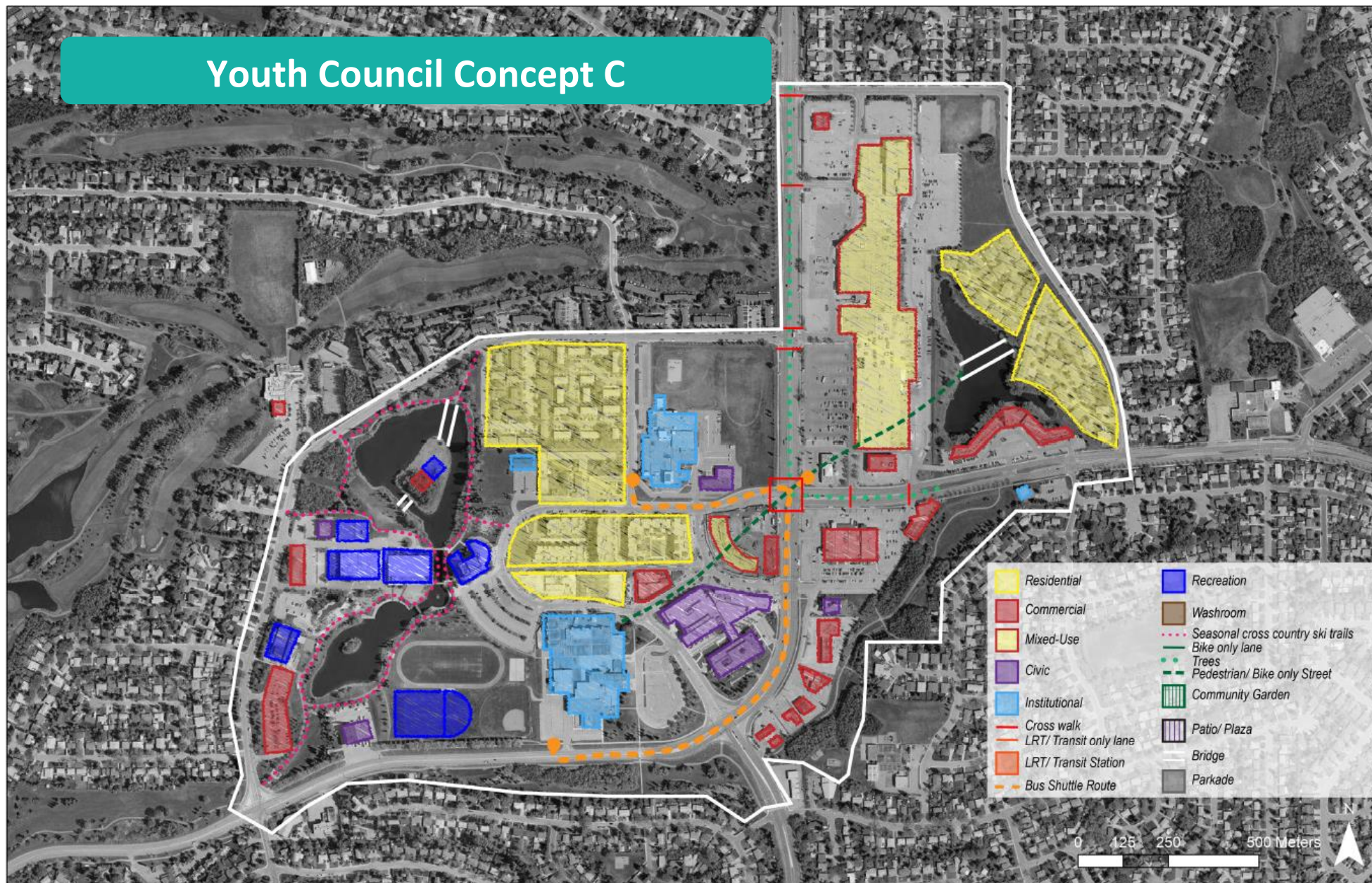








# Youth Council Concept C



# APPENDIX C – CENTRE IN THE PARK CONDOMINIUM ASSOCIATION COMMENTS

## **Centre in the Park (CITP) Area Redevelopment Plan Update**

**A Position Paper submitted by the  
Board of Condominium Association #052-3767  
representing Festival Estates, Park Vista & Reflections**

**March 3, 2019**

### **Background:**

Strathcona County is currently undertaking an update of the CITP Area Redevelopment Plan. The County is seeking input from area residents, businesses, institutions and other stakeholders.

Condominium Association #052-3767 is a major stakeholder in the future development of CITP and it is important that the perspective of the condo association be heard and understood by the County. As a condominium association, the nearly 350 owners/residents of Festival Estates, Park Vista and Reflections own 190 suites in three CITP residential buildings. This equates to a collective \$60 million real estate investment in CITP, plus the payment of annual municipal taxes.

The Condominium Board wishes to provide the following feedback on the preliminary work that has been undertaken on updating the Area Redevelopment Plan.

### **1. The ‘Core’ of CITP remains consistent with the original vision for the area.**

There appears to be no substantive changes proposed for the “core” of CITP. The “core” being defined as the area that is bordered by Festival Way, Festival Lane and Festival Avenue and includes Festival Estates, Park Vista, Reflections, Bedford and Savona.

This is an important and positive point for the Condo Association because those who purchased units in Festival Estates, Park Vista and Reflections made a significant financial and lifestyle commitment based on the vision and the plan for how the area would develop in the future.

The buildings in the core that are still to be developed need to be consistent with the form and height originally planned for the area. This would include the future buildings planned for west of Reflections/Festival Estates and east of Savona.

Prairie Walk is a centerpiece of CITP and needs to be restored to the same condition it was in prior to the construction on the south-side of the walk.

There are some proposed changes to the broader area of CITP, but they do not directly impact the area around the three Condo Association buildings. The areas most impacted by proposed changes are along Sherwood Drive and Granada Boulevard. The plan is to give these streets a “main street” look to enhance the appeal of the area. A number of concepts to enhance traffic and pedestrian safety along these corridors are also being introduced. The Condo Board supports these initiatives.

**2. The Plan Update proposes a change in the land use designation for the current site of the Sherwood Care Centre from Institutional to Residential.**

This is a concern to the Condo Association. Our understanding is that the change in designation is because the Sherwood Care Centre is now considered a form of residence rather than an institution. The concern for the Condo Association is that in the future when the existing Care Centre building becomes out-dated and is torn down, it could be replaced with any form of residences, including more five-story apartments.

Our concern is two-fold:

- CITP has yet to reach the projected population target and already residents have concerns with the growing impacts of the ever-increasing number of people and vehicles on the existing infrastructure. As a minimum, the County should wait until all residential development within the CITP is completed and occupied. Then, and only then, would it be appropriate to assess whether or not further residential development would be warranted or even possible, based on the capacity of the infrastructure.
- The original vision for the CITP included the concept of *aging in place*. This progressive planning strategy allows residents to re-locate to more supportive living accommodations without leaving the neighbourhood with which they have become familiar. CITP residents are strongly supportive of having independent adult apartments, assisted living accommodations and a long-term care facility adjacent to each other.

Rather than increased apartment style housing along the north side of Festival Way, it would be far more acceptable to the Condo Association if in the future the Sherwood Care Centre were to be expanded or replaced with a similar use building.

**3. The Plan Update fails to identify any specific recommendations for greater traffic and pedestrian management in the CITP core.**

Although the Plan Update recommends enhancements for vehicles and pedestrians along Sherwood Drive and Granada Boulevard, there is not a single reference to the traffic related problems on Festival Way, Festival Lane and Festival Avenue. In the preparation of this Position Paper, this was the greatest concern raised by owners/residents of Festival Estates, Park Vista and Reflections.

The Plan Update needs to identify and address these issues.

- **Safe, visible crosswalks at appropriate locations** - the increase in the number of pedestrians and vehicles, the mobility issues faced by many CIPT residents, the number of parked cars and the curvature of the roads requires safer crosswalks.
- **Speed/directional enforcement** - inconsiderate drivers and out of town visitors result in travel at higher than posted speeds on Festival Way, inappropriate stopping/parking to unload passengers and an unreasonable frequency of vehicles travelling the wrong way on the one-way street.
- **The timing of intersection lights** – there are certain times during the day (e.g. school bus pick-up) when traffic congestion increases and intersection lights need to operate to support effective traffic flow.
- **Bus pull-ins** – buses stopping to load and unload on Festival Lane create a blockage of traffic that leads to frustrated drivers, backed-up roads and illegal passing. This is more problematic when buses are carrying individuals with disabilities, as loading and unloading times lengthen significantly.



As the County residents most impacted by decisions on traffic and pedestrian management in CITP, the Condo Board recommends that the County form a resident committee to work directly with CITP residents to identify and evaluate traffic control options.

The Condo Board and CITP residents appreciate the opportunity to provide feedback on the proposed plans for CITP. We look forward to the next phase of the Area Redevelopment Plan Update and hope that our insights can positively influence the direction the County is taking with CITP.

Board of Directors  
Condominium Association #052-3767

## **Centre in the Park (CITP) Area Redevelopment Plan Update**

### **Position Paper 2 submitted by the Board of Condominium Association #052-3767**

**July 18, 2019**

#### **Background:**

Strathcona County is currently undertaking an update of the CITP Area Redevelopment Plan. The County is seeking input from area residents, businesses, institutions and other stakeholders.

Condominium Association #052-3767 is a major stakeholder in the future development of CITP and it is important that the perspective of the condo association be heard and understood by the County. As a condominium association, the nearly 350 owners/residents of Festival Estates, Park Vista and Reflections own 190 suites in three CITP residential buildings. This equates to a collective \$60 million real estate investment in CITP, plus the payment of annual municipal taxes.

This is the second Position Paper submitted by the CITP Condominium Association. An initial Position Paper was previously submitted on March 3, 2019.

#### **Position Paper 2 provides comments on:**

1. The County's response to the first Position Paper submitted by the CITP Condo Assoc.
2. The Draft CITP Area Redevelopment Plan Bylaw of June, 2019
3. The Draft CITP Zoning District of June, 2019

#### **Comments:**

##### **1. The County's response to the first Position Paper submitted by the CITP Condo Assoc.**

It is evident from two meetings with County administration and the County's response to Position Paper 1 that the County has heard and understands the position of the CITP Condo Association in regards to the draft CITP Area Redevelopment Plan.

The Condo Association is pleased that the original vision for the area will still drive future development and that the initial character, form and quality of developments will be maintained at the same high standards.

The Condo Association supports the County's recommendation that, *"The proposed zoning for the Sherwood Care Centre shifts traditional residential forms such as apartments to a discretionary use while ensuring that care centres and assisted living facilities are permitted uses. This is intended to focus the parcel on this form of residential development and streamline the process for potential new or expanded long term care facilities on the parcel."*

The Condo Association understands that the Area Development Plan is a higher level planning document that does not deal directly with specific traffic and pedestrian issues.

The Condo Association appreciates that within both the draft Bylaw and draft Zoning District there are multiple references to the need for enhanced traffic/pedestrian flow and safety within the CITP.

**The Condo Association encourages the County to undertake a more comprehensive look at traffic and pedestrian movement in the area.**

## **2. The *Draft CITP Area Redevelopment Plan Bylaw of June, 2019***

The CITP Condo Association generally supports the overall direction outlined in the Draft Area Redevelopment Plan, but asks for consideration of the following:

- Reflections should be added to the list of existing developments (page 9)
- Public art should be added to the list of Character Defining Elements (page 23)
- Bus pull-in stops should be considered for internal CITP streets. Currently busses stopped to allow passengers to enter or exit the bus block traffic flow and create traffic congestion and safety issues. (page 30)
- The Condo Association does not support the inclusion of community housing as a Discretionary Use in the Public Service Policy Area. (page 54) County Hall, Festival Place, Sherwood Park Arena/Sports Centre and Kinsmen Leisure Centre are key elements to the life-style and attractiveness of CITP and any option to allow these community facilities replaced with community housing should be eliminated. There appears to be abundant opportunity for additional housing identified in other policy areas within the CITP boundaries.

## **3. The *Draft CITP Zoning District of June, 2019***

The CITP Condo Association generally supports the overall direction outlined in the Draft Zoning District, but asks for consideration of the following:

- As stated above, under point 2, the Condo Association does not support the inclusion of community housing as a Discretionary Use in UV1 – Area 12. (page 45)

The Condo Board and CITP residents appreciate the opportunity to provide feedback on the proposed plans for CITP. We look forward to the next phase of the Area Redevelopment Plan Update and hope that our insights can positively influence the direction the County is taking with CITP.

Board of Directors

Condominium Association #052-3767

# **Centre in the Park (CITP) Area Redevelopment Plan Update**

## **Position Paper 3 submitted by the Board of Condominium Association #052-3767**

**September 24, 2019**

### **Background:**

Strathcona County is currently undertaking an update of the CITP Area Redevelopment Plan. The County is seeking input from area residents, businesses, institutions and other stakeholders.

Condominium Association #052-3767 is a major stakeholder in the future development of CITP and it is important that the perspective of the condo association be heard and understood by the County. As a condominium association, the nearly 350 owners/residents of Festival Estates, Park Vista and Reflections own 190 suites in three CITP residential buildings. This equates to a collective \$60 million real estate investment in CITP, plus the payment of annual municipal taxes.

This is the third Position Paper submitted by the CITP Condominium Association. An initial Position Paper was previously submitted on March 3, 2019 and a second on July 18, 2019.

### **Comments:**

The final draft of the CITP Area Redevelopment Plan Update can be supported by the CITP Condominium Association Board of Directors.

The County listened to our concerns and suggestions, gave serious consideration to our comments, and most importantly, included many of the Condo Association's ideas in the final draft of the CITP Area Redevelopment Plan.

In some instances, the County directly added points that had been introduced by the Condo Association, in some cases the County changed parts of the document to reflect the Condo Association's position, and in those instances when our concerns were outside the scope of the plan, the County made reference in the Area Redevelopment Plan for the need to address those specific concerns in the next steps of the planning.

The County used an open and participatory planning process that encouraged input from stakeholders. County staff objectively received and assessed input from the Condo Association, provided clarity around the information contained in the original plan and subsequent drafts, and encouraged discussion so as to gain better insight into the perspective of CITP residents.

Board of Directors  
Condominium Association #052-3767

## **APPENDIX D – COMMENT SHEETS/SURVEY QUESTIONS**

# Centre in the Park Project

Open House #1: June 20, 2018



Thank you for attending tonight's open house. What did you think?

## Open House Comments (Please circle yes, no or somewhat)

1. Did you find the Open House informative?	Yes	No	Somewhat
2. Was the date/time/location/venue convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Were the story boards informative?	Yes	No	Somewhat
5. Will you come to the next open house for this project?	Yes	No	Maybe

## We'd like to ask a couple of questions about the Centre in the Park:

6. Where do you live?

☐ Sherwood Park (Centre in the Park)

☐ Sherwood Park (elsewhere)

☐ Country Residential Strathcona County

☐ Rural Strathcona County

☐ A Hamlet in Strathcona County

☐ Outside of Strathcona County

**Connectivity/Mobility** – Centre in the Park is connected to the surrounding community by a network of existing roads and trails. These existing facilities accommodate a range of transportation options, including driving, walking, biking, or taking public transit.

7. How often do you travel to/from Centre in the Park?

☐ Daily

☐ Weekly

☐ Monthly

☐ Never

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

☐ Walking

☐ Biking

☐ Transit

☐ Vehicle

☐ Not Applicable

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

☐ Walking

☐ Biking

☐ Transit

☐ Vehicle

☐ Not Applicable

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

☐ Add more crosswalks within the area

☐ Add more trails within and to the area

☐ Increase transit options within and to the area

☐ Other \_\_\_\_\_

# Centre in the Park Project

Open House #1: June 20, 2018



**Open Space** - Centre in the Park encompasses a variety of public open space, from sports fields to plazas. These spaces are used by the community for recreation as well as community gathering and socializing.

11. What do you envision for open spaces in Centre in the Park? What potential do you see in them?

(check all that apply):

- ☐ Community Gardens
- ☐ Active Plazas with large chessboards, seating or other activities
- ☐ Outdoor exercise equipment
- ☐ Outdoor winter activities such as skating
- ☐ Public Art
- ☐ Other \_\_\_\_\_

**Community** - Centre in the Park includes a range of community facilities including shared spaces like the Community Centre, recreation facilities such as the Kinsmen Leisure Centre, schools and Festival Place.

12. How can we increase our sense of community and encourage social interaction within this area?

(check all that apply):

- ☐ Add more shared spaces similar to the Community Centre, Strathcona County Library and the art gallery (Gallery@501)
- ☐ Add new community services such as health, or youth services
- ☐ Host festivals, parades, live music or other major events
- ☐ Add new gathering spaces such as plazas or picnic shelters
- ☐ Other \_\_\_\_\_

**Commercial** - Commercial and retail development is focused primarily along the east edge of Centre in the Park, including the mall and other clusters of commercial establishments. A range of services exist within these commercial developments.

13. 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):

- ☐ Cafes, restaurants and patios
- ☐ Shopping areas that are easy to walk to and through similar to main streets
- ☐ Buildings where you can live above your office space
- ☐ Mixed-use areas where residential is close to commercial/retail services
- ☐ Other \_\_\_\_\_



# Centre in the Park Project

Open House #1: June 20, 2018



**Residential** - The residents of Centre in the Park will be as diverse as the population of Strathcona County, from families with young children to seniors. Creating a community requires providing the right mix of residences.

14. How do we create a community for all ages, incomes and abilities? What kind of housing do we need more of in this area? (check all that apply):

- ☐ Condominiums
- ☐ Rental apartments
- ☐ Long term care facilities
- ☐ Mixed-use residential
- ☐ Other \_\_\_\_\_

15. Would you like to live in Centre in the Park?

- ☐ I currently live here
- ☐ Yes, in the future
- ☐ No
- ☐ Maybe if, \_\_\_\_\_

## General Comments

16. Any additional comments or big ideas?

Feel free to complete our online survey starting June 21st or complete these questions at home and email your responses to:

Deanna Cambridge, Strathcona County

780-464-8079

[deanna.cambridge@strathcona.ca](mailto:deanna.cambridge@strathcona.ca)

For more information visit our website at [www.strathcona.ca/CITPupdate](http://www.strathcona.ca/CITPupdate)

# Centre in the Park Project

Open House #2: February 13, 2019



**Thank you for attending tonight's open house. What did you think?**

## Open House Comments (Please circle yes, no or somewhat)

1. Did you find the Open House informative?	Yes	No	Somewhat
2. Was the date/time/location/venue convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Were the story boards informative?	Yes	No	Somewhat
5. Will you come to the next open house?	Yes	No	Maybe

## Comments about the Centre in the Park Project:

6. Where do you live?

☐ Sherwood Park (Centre in the Park)

☐ Sherwood Park (elsewhere)

☐ Country Residential Strathcona County

☐ Rural Strathcona County

☐ A Hamlet in Strathcona County

☐ Outside of Strathcona County

## Please provide your level of agreement with the following statements:

7. The design and development of Centre in the Park should create a feeling of a downtown core.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
8. Centre in the Park is an appropriate location for higher density residential options such as apartments, condominiums and mixed-use buildings that are four or more storeys in height.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
9. An area requiring decreased heights of buildings should be placed between existing single family homes and future high density development to ensure a transition between the two development types.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
10. Additional on-street parking would enhance the Centre in the Park experience.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree

# Centre in the Park Project

Open House #2: February 13, 2019



11. Different types of land uses should be provided throughout Centre in the Park including housing retail, offices, community services and recreation.

- ☐ Strongly agree
- ☐ Somewhat agree
- ☐ Neutral
- ☐ Somewhat disagree
- ☐ Strongly disagree

12. Streets within Centre in the Park should provide opportunities for all modes of transportation including vehicles, biking, walking and public transportation.

- ☐ Strongly agree
- ☐ Somewhat agree
- ☐ Neutral
- ☐ Somewhat disagree
- ☐ Strongly disagree

13. Are additional safety measures needed along or across major streets within Centre in the Park, such as Sherwood Drive or Granada Blvd, to make walking, biking or taking public transit more comfortable and protected?

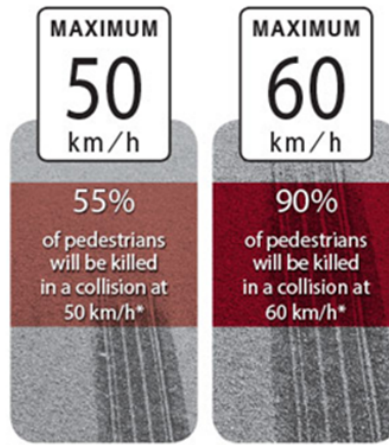
- ☐ Yes
- ☐ No

If you answered no to the above please leave the next question blank.

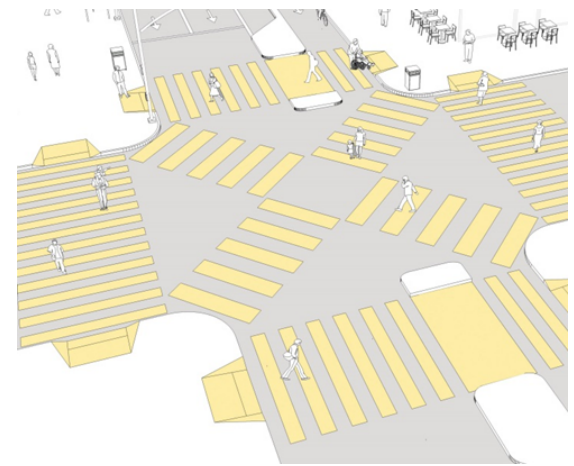
If you answered yes to the above, which of the safety measures on the following page should be implemented on major streets in Centre in the Park (choose all that are applicable):



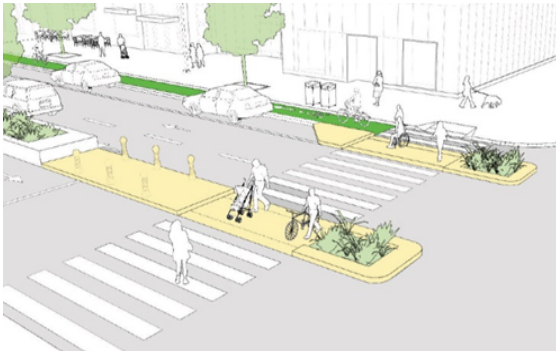
- Removing channelized right turn lanes



- Reducing Speed



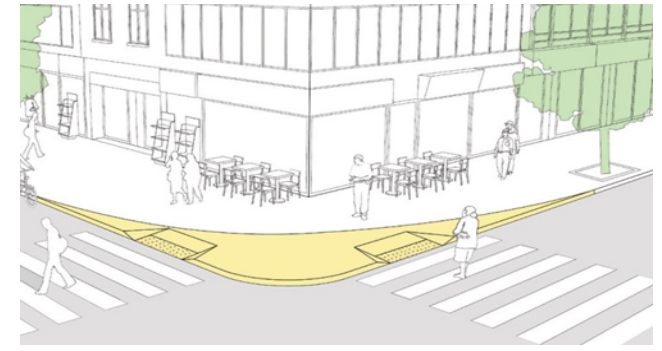
- Adding pedestrian scrambles with pedestrian only intersection signals



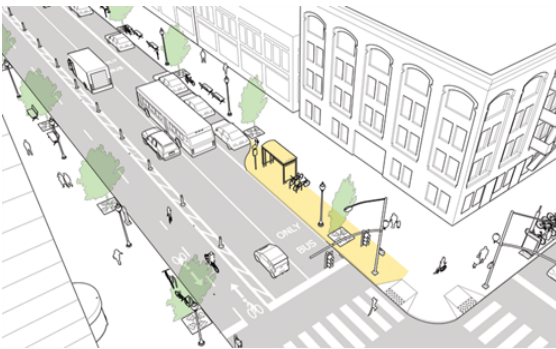
- Adding pedestrian islands and sheltering locations



- Adding raised crosswalks



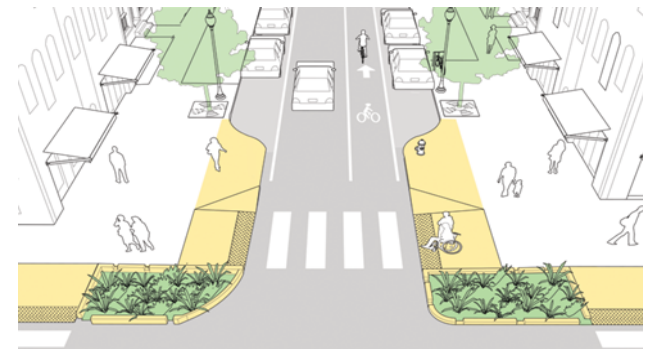
- Adjusted turning radius



- Adding bus bulbs



- Adding mid-block crosswalks with or without pedestrian lights



- Adding curb extensions at intersections

# Centre in the Park Project

Open House #2: February 13, 2019



## **General Comments**

Please provide any other comments you have about the Centre in the Park Area Redevelopment Plan Update.

*Feel free to complete our online survey starting February 14, 2019 or complete these questions at home and email your responses to:*

Deanna Cambridge, Strathcona County  
780-464-8079

[deanna.cambridge@strathcona.ca](mailto:deanna.cambridge@strathcona.ca)

For more information visit our website at [www.strathcona.ca/CITPupdate](http://www.strathcona.ca/CITPupdate)

# Centre in the Park Project

Open House #3: October 24, 2019



Thank you for attending the October 24 open house. We'd like to get some feedback from you now that you have seen the information presented.

Your feedback will be summarized in an Engagement Report which will be available online and used to finalize the project documents.

## Open house comments (Please circle yes, no or somewhat)

1. Did you find the open house informative?	Yes	No	Somewhat
2. Was the date/time convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Was the location/venue convenient?	Yes	No	Somewhat
5. Were the story boards informative?	Yes	No	Somewhat
6. Would you consider coming to the next open house for this project?	Yes	No	Maybe

## We'd like to ask a couple of questions about Centre in the Park:

7. Where do you live?

- |  |  |
|--|--|
| <input type="checkbox"/> Sherwood Park (Centre in the Park)    | <input type="checkbox"/> Rural Strathcona County       |
| <input type="checkbox"/> Sherwood Park (elsewhere)             | <input type="checkbox"/> A hamlet in Strathcona County |
| <input type="checkbox"/> Country residential Strathcona County | <input type="checkbox"/> Outside of Strathcona County  |

8. Proposed policies for Centre in the Park are focused on smaller commercial spaces which provide a greater variety of shops and services within the area, as opposed to larger single store spaces.

To what extent do you agree that new commercial uses within Centre in the Park, such as retail and restaurants, should focus on a wide variety of smaller shops and services?

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. No opinion/don't know

9. Proposed policies for Centre in the Park are focused on shops and services that are located next to the sidewalk, easily accessible when walking by or from on-street parking, as opposed to shops surrounded by large amounts of surface parking. This is intended to create the look and feel of an urban main street to support the character of Centre in the Park as our downtown core.

To what extent do you agree that this form of development will help to create a more desirable destination for visitors and residents?

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. No opinion/don't know





10. Currently, much of Centre in the Park includes public service facilities such as the Community Centre and Library, Festival Place and various recreation facilities. Proposed policies for Centre in the Park maintain this focus within public service areas.

To what extent do you agree that the provision of public services should continue to be a focus within Centre in the Park?

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. No opinion/don't know

11. As redevelopment occurs in Centre in the Park, additional amenity spaces and active transportation connections will be established within redevelopment areas to fill in gaps within the existing trail network and ensure adequate access to open spaces.

To what extent do you agree that new active transportation connections and amenity spaces will increase the desirability of living in or visiting the area?

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. No opinion/don't know

12. Changes to roads within Centre in the Park are proposed when redevelopment or renewal begins to make the area safer for people walking and riding bicycles, accommodate an urban form of retail and services, and help establish the character of a downtown core.

The following elements are proposed to be implemented over time, as redevelopment or renewal occurs on area streets. Which of the following do you feel are important? Please circle all that apply.

- a. Wider sidewalks
- b. Spaces for patio seating
- c. Trees located in street medians and boulevards (next to the sidewalk)
- d. Bicycle facilities
- e. Benches
- f. Lampposts to light the sidewalk
- g. Way-finding signage
- h. On-street parking
- i. Covered transit stops
- j. Other \_\_\_\_\_



# Centre in the Park Project

Open House #3: October 24, 2019



13. As the area redevelops, the number of pedestrians is expected to increase significantly. In order to ensure the safety of these pedestrians and achieve the vision of a downtown core, reduced speed limits throughout the area have been proposed.

Do you feel that reducing speed limits within the area is reasonable in order to accomplish the vision of a downtown core and improve safety within Centre in the Park?

- a. Yes
- b. No
- c. No opinion/don't know

14. In order to improve safety and achieve the vision of a downtown core, a small portion of Sherwood Drive is proposed to be reduced to four lanes in the future, as redevelopment or renewal occurs. This will make this section of the street consistent with existing Sherwood Drive, north of the Sherwood Park Mall site, and south of County Hall. This is also consistent with existing Brentwood Boulevard and Granada Boulevard.

Do you feel that reducing the number of lanes on a small portion of Sherwood Drive, from the Sherwood Park Mall site to County Hall, is reasonable in order to accomplish the vision of a downtown core and improve safety within Centre in the Park?

- a. Yes
- b. No
- c. No opinion/don't know

## General Comments

15. Do you have any additional comments related to the Centre in the Park project?

Please do not include any personally identifying information.

Feel free to complete our online survey starting October 25th or complete these questions at home and email your responses to:

Deanna Cambridge, Strathcona County

780-464-8079

[deanna.cambridge@strathcona.ca](mailto:deanna.cambridge@strathcona.ca)

For more information visit our website at [www.strathcona.ca/CITPupdate](http://www.strathcona.ca/CITPupdate)

## **APPENDIX E – OPEN HOUSE STORYBOARDS**

WELCOME



**WELCOME** TO THE FIRST CENTRE IN THE PARK  
PUBLIC OPEN HOUSE

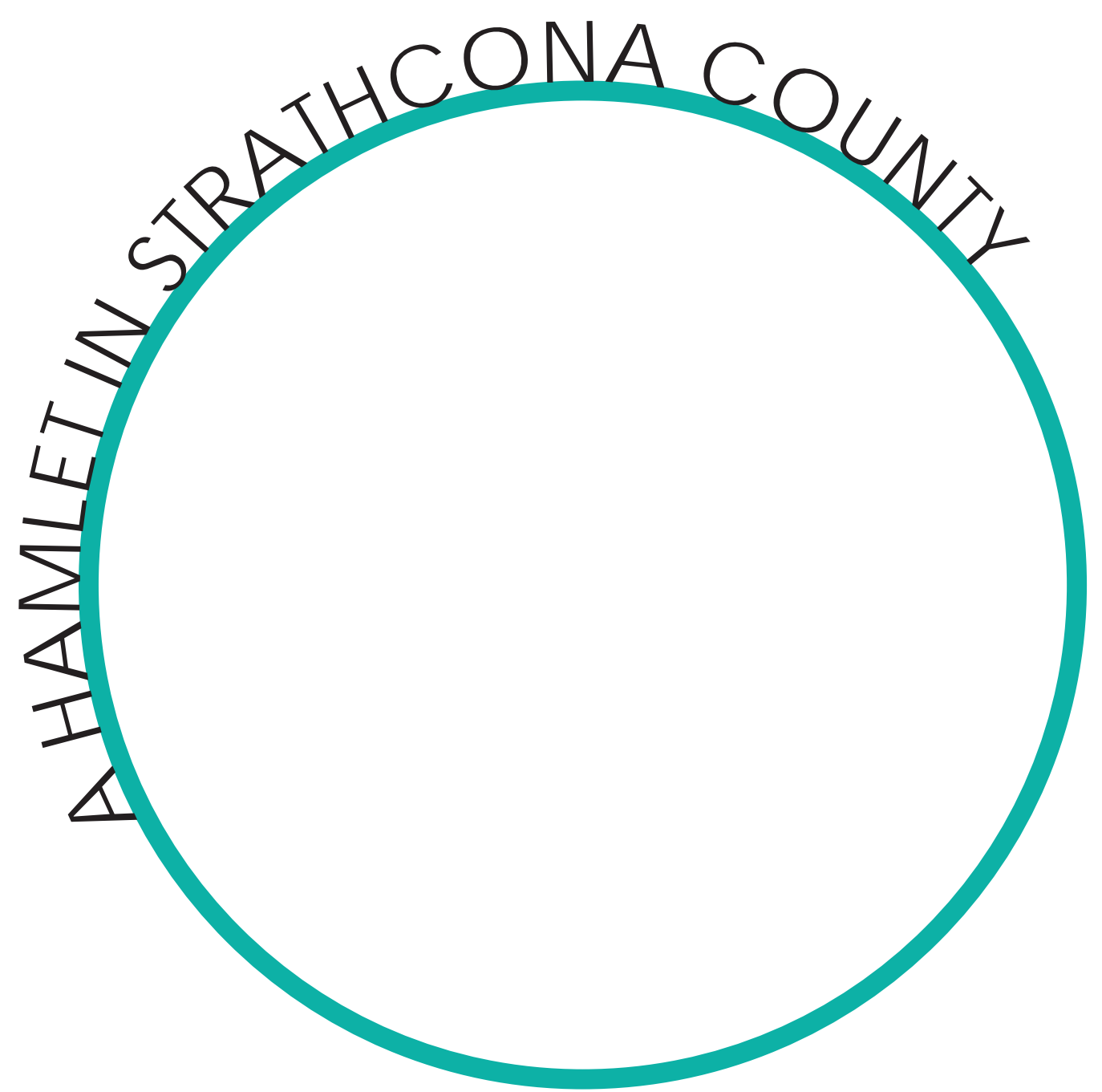
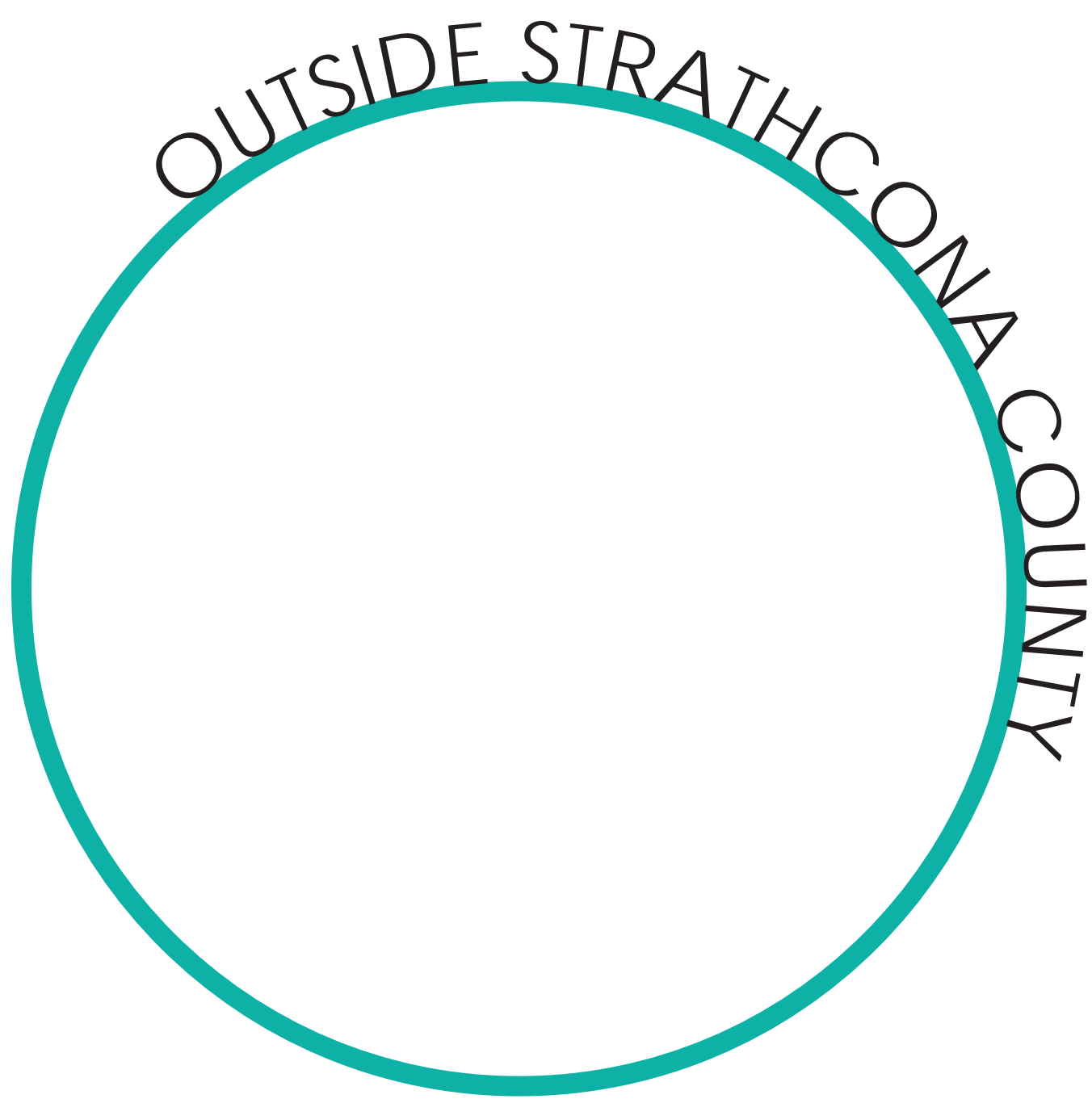
## WHY ARE YOU HERE?

To learn about the Centre in the Park Area Redevelopment Plan Update, meet our project team, and provide your input to help define a vision for this area.

# WHERE ARE YOU FROM?



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



STRATHCONA  
COUNTY



CENTRE  
IN THE PARK



# WHERE DO YOU GO?



Place a sticker on the map to identify where you go in Centre in the Park, whether that is Sherwood Park Mall, the library, Festival Place, your school, your home, or where you work.





## 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 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 the new Municipal Development Plan (MDP), direction from the Edmonton Metropolitan Region Board (EMRB), and current best practices in urban design.

## WHEN?



WE ARE HERE

## HOW?

The updated plan for Centre in the Park will build upon the existing vision to define future direction for redevelopment.

We are focusing this vision on five topic areas:

- Community
- Connectivity
- Open Space
- Residential
- Commercial



## CURRENTLY UNDER CONSTRUCTION IN CENTRE IN THE PARK

Two new developments are occurring within Centre in the Park (CITP). Lots 1, 4, 5 (as shown) are currently designated for commercial, residential, or mixed use development.



### SALVI GROUP PROJECT (LOT 1 & 4)

Located directly south of the Prairie Walk, this project includes:

- a) two residential buildings (Savona)
- b) a separate commercial building
- c) two levels of underground parking, one level to serve residential tenants and one level for public parking.

The County has partnered with the Salvi Group for the second level of underground parking for public/County use.



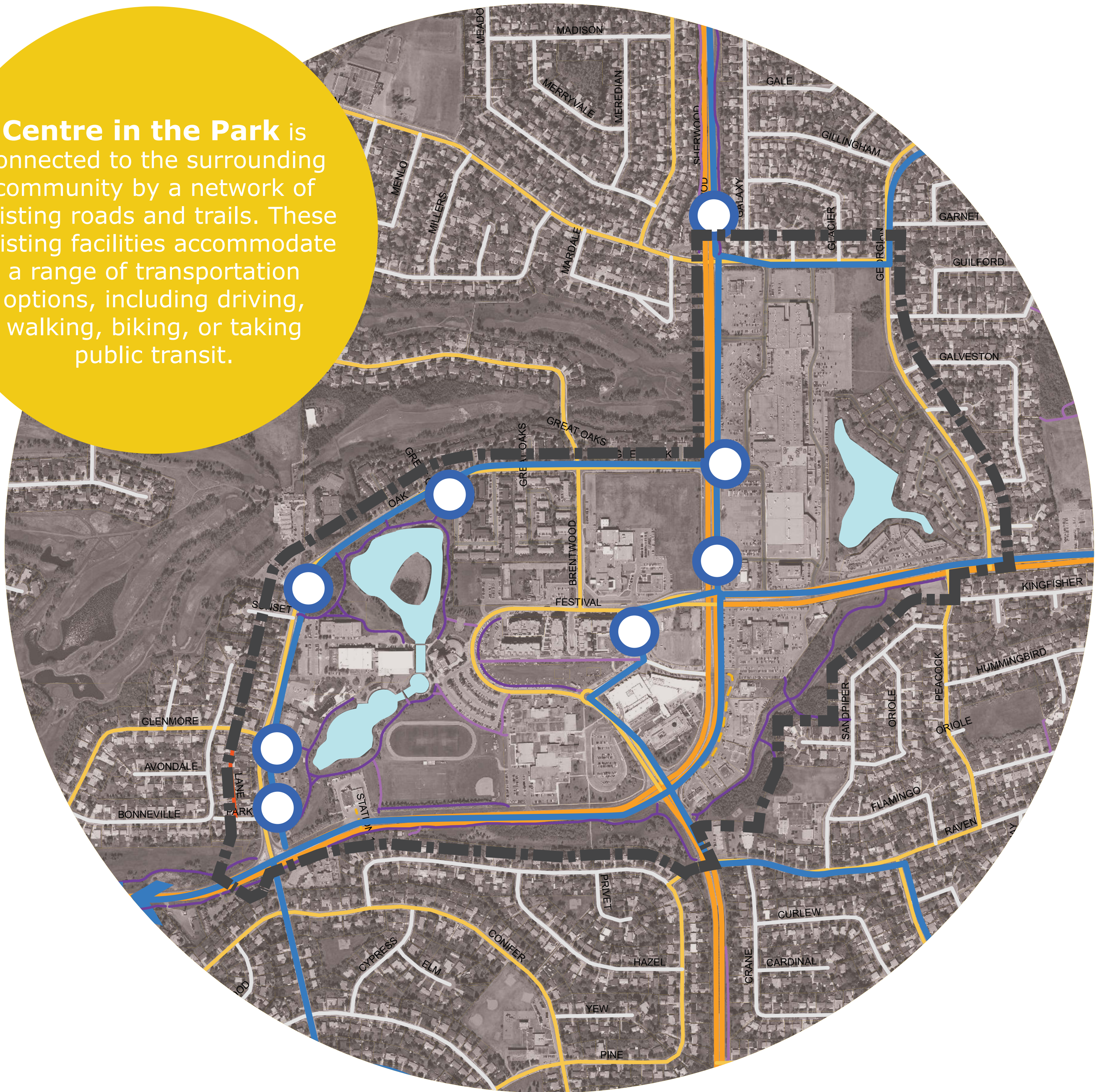
### MARKET AT CENTRE IN THE PARK (LOT 5)

The second project - The Market at Centre in the Park - is a mixed-use development located north of the Community Centre.

Underway since spring 2017, this development includes 43,000 square feet of commercial/retail space with residential units located above the most westerly commercial building.



**Centre in the Park** is connected to the surrounding community by a network of existing roads and trails. These existing facilities accommodate a range of transportation options, including driving, walking, biking, or taking public transit.



## EXAMPLES:

 Transit Network / Stops



 Multi-use Trails



 Roads



 Pedestrian Walkways





LEAVE A POST IT!

How do we want to move to and through Centre in the Park? How can we ensure this place is safe and accessible for everyone?

Transit Options



More Crosswalks



More Walkways





# OPEN SPACE

**Centre in the Park** encompasses a variety of public open space, from sports fields to plazas. These spaces are used by the community for recreation as well as community gathering and socializing.



## EXAMPLES:

**1** Broadmoor Lake



**2** Broadmoor Plaza



**3** St. Theresa Field



**4** Eastgate Lake Park



**5** Broadmoor Playground



**6** Salisbury Athletic Park





# OPEN SPACES

LEAVE A POST IT!

What is your vision for open spaces in Centre in the Park? What potential do you see in them?





**Centre in the Park** includes a range of community facilities including shared spaces like the community centre, recreation facilities such as the kinsmen leisure centre, schools and festival place.



## EXAMPLES:

**1** County Hall / Community Centre / Library



**2** Festival Place



**3** Kinsmen Leisure Centre



**4** Arena/Sports Centre



**5** Schools



**6** Farmers Market





LEAVE A POST IT!

How can we  
increase our sense  
of community and  
encourage social  
interaction?

Shared Spaces



Gathering Spaces



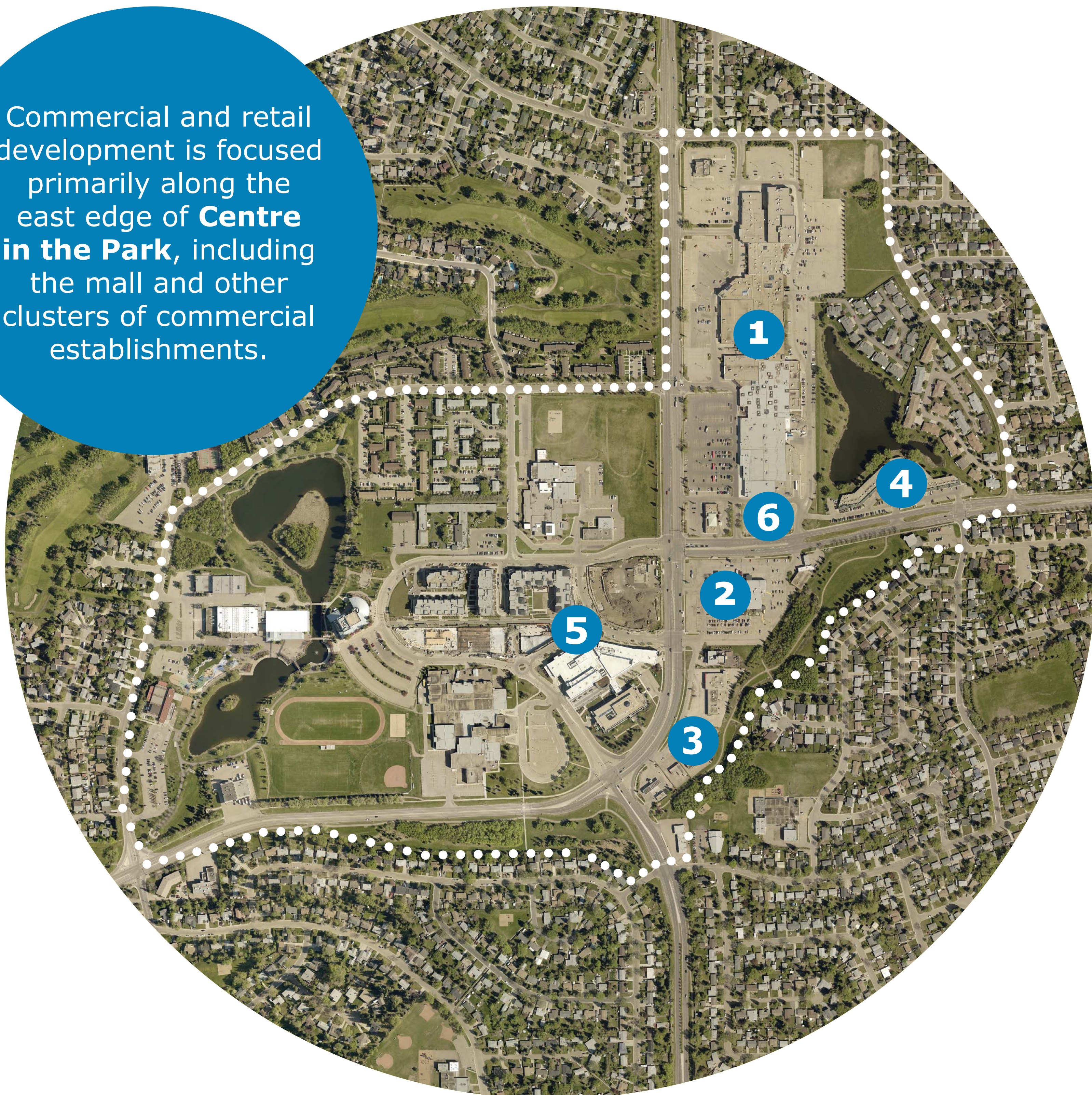
Festivals/Parades





# COMMERCIAL

Commercial and retail development is focused primarily along the east edge of **Centre in the Park**, including the mall and other clusters of commercial establishments.



## EXAMPLES:

1 Sherwood Park Mall



2 Mixed Use Commercial



3 Small-Scale Commercial



4 Strip Mall



5 Mixed Use Residential



6 Office





LEAVE A POST IT!

What type of commercial and retail do you want to see in Centre in the Park? What experience do you envision?





The residents of **Centre in the Park** will be as diverse as the population of Strathcona County, from families with young children to seniors. Creating a community requires providing the right mix of residences.



## EXAMPLES:

**1** Fourplex Development



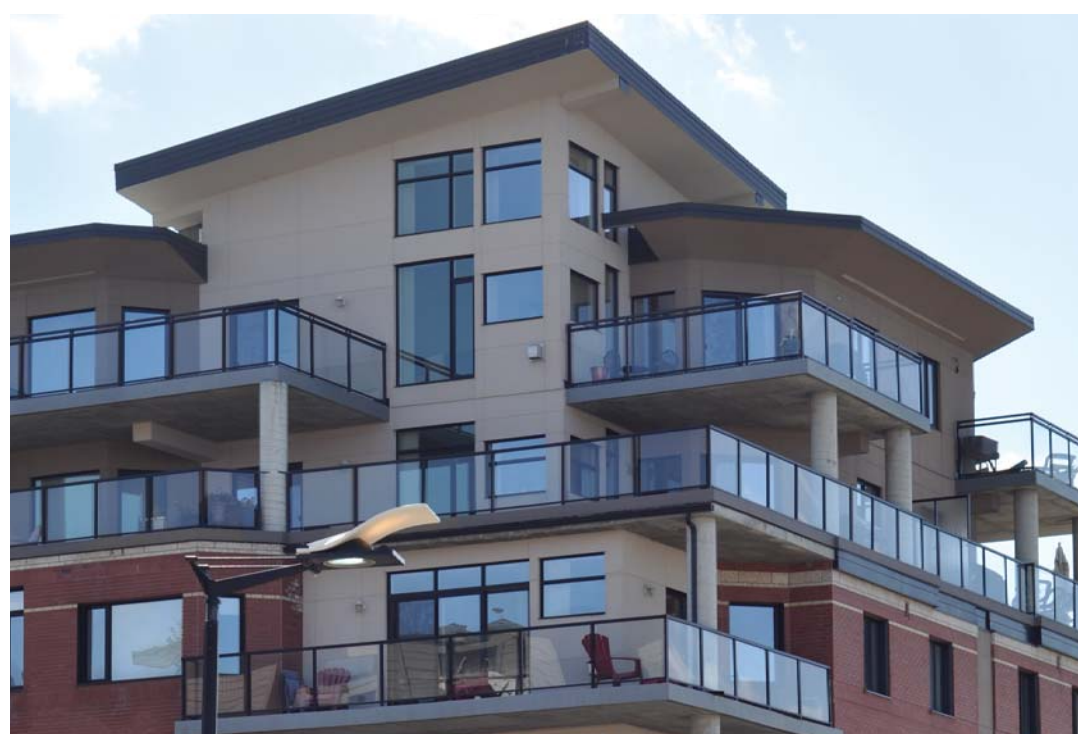
**2** Sherwood Park Care Centre



**3** Semi-Detached Housing



**4** Condos/Apartments



**5** Mixed Use Residential





LEAVE A POST IT!

How do we create a community for all ages, incomes and abilities? What kind of housing do we need more of in this area?



WELCOME



**WELCOME** TO THE SECOND CENTRE IN THE  
PARK PUBLIC OPEN HOUSE

## WHY ARE YOU HERE?

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new **Municipal  
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direction from  
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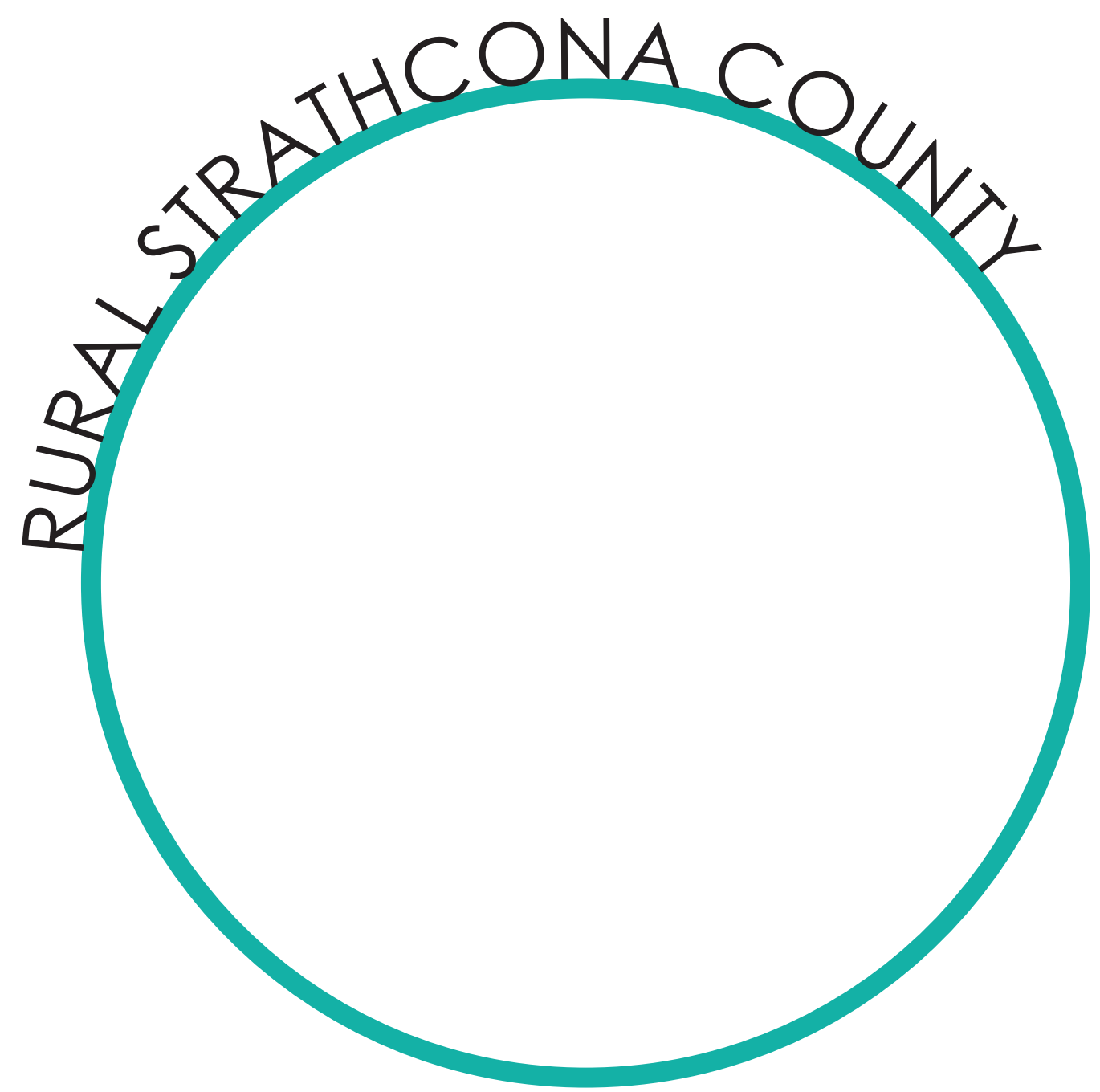
current **best  
practices** in  
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## WHAT IS AN AREA REDEVELOPMENT PLAN?

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



STRATHCONA  
COUNTY



CENTRE  
IN THE PARK

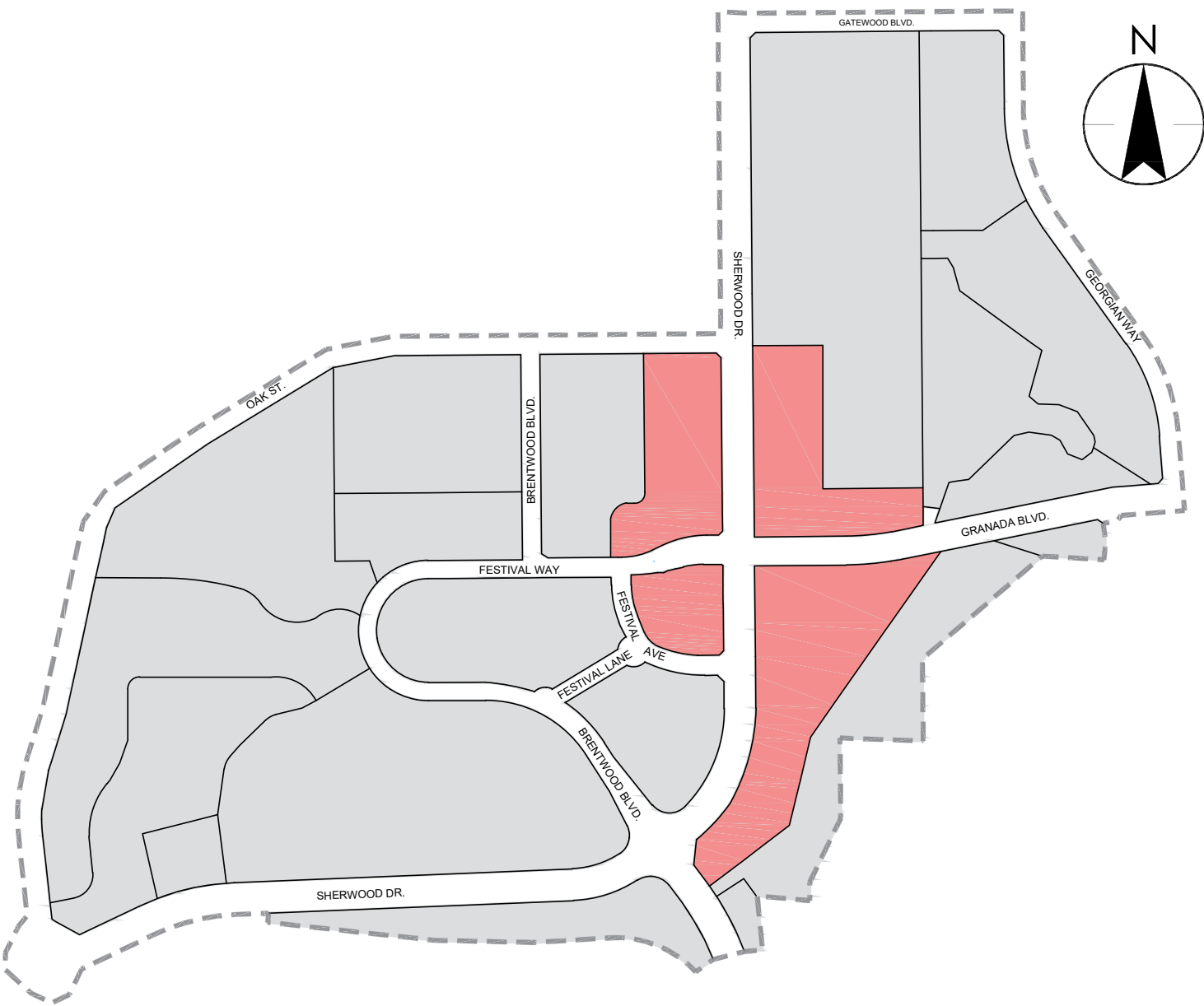


## MIXED-USE AREA WITH A FOCUS ON MIXED-USE BUILDINGS

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?



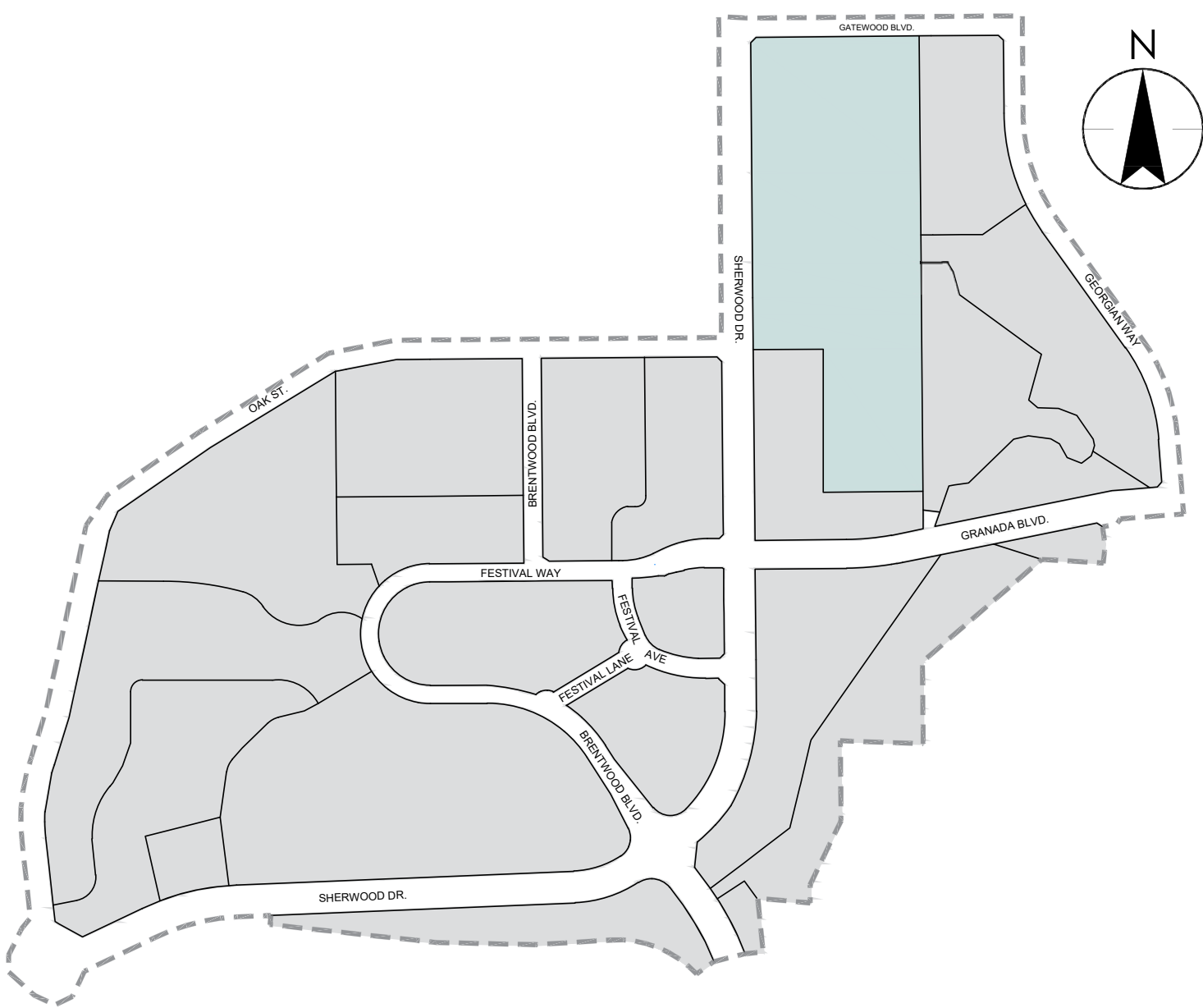


**MIXED-USE AREA WITH A FOCUS ON COMMERCIAL BUILDINGS**

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?

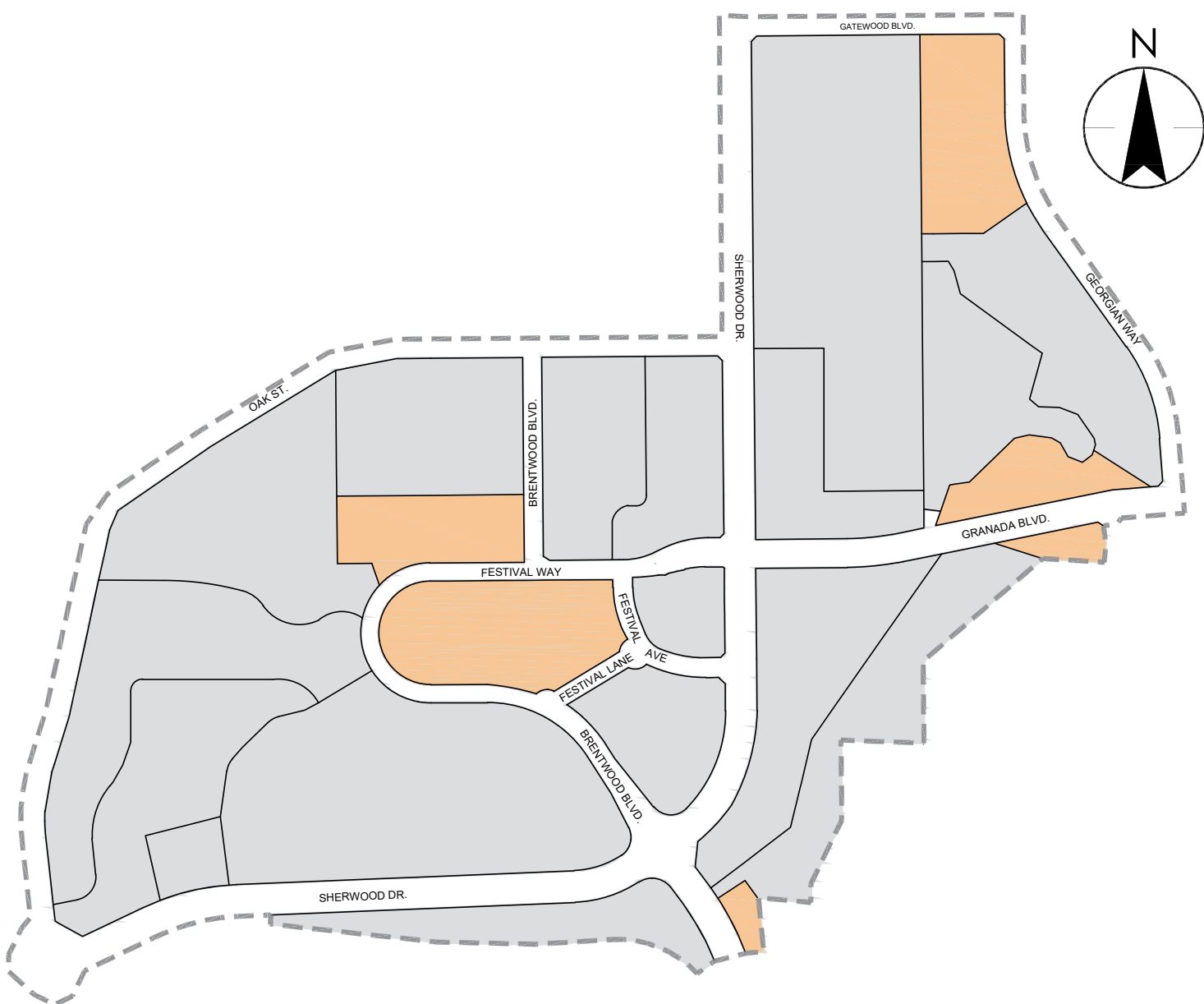




MIXED-USE AREA WITH A FOCUS ON RESIDENTIAL BUILDINGS

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?

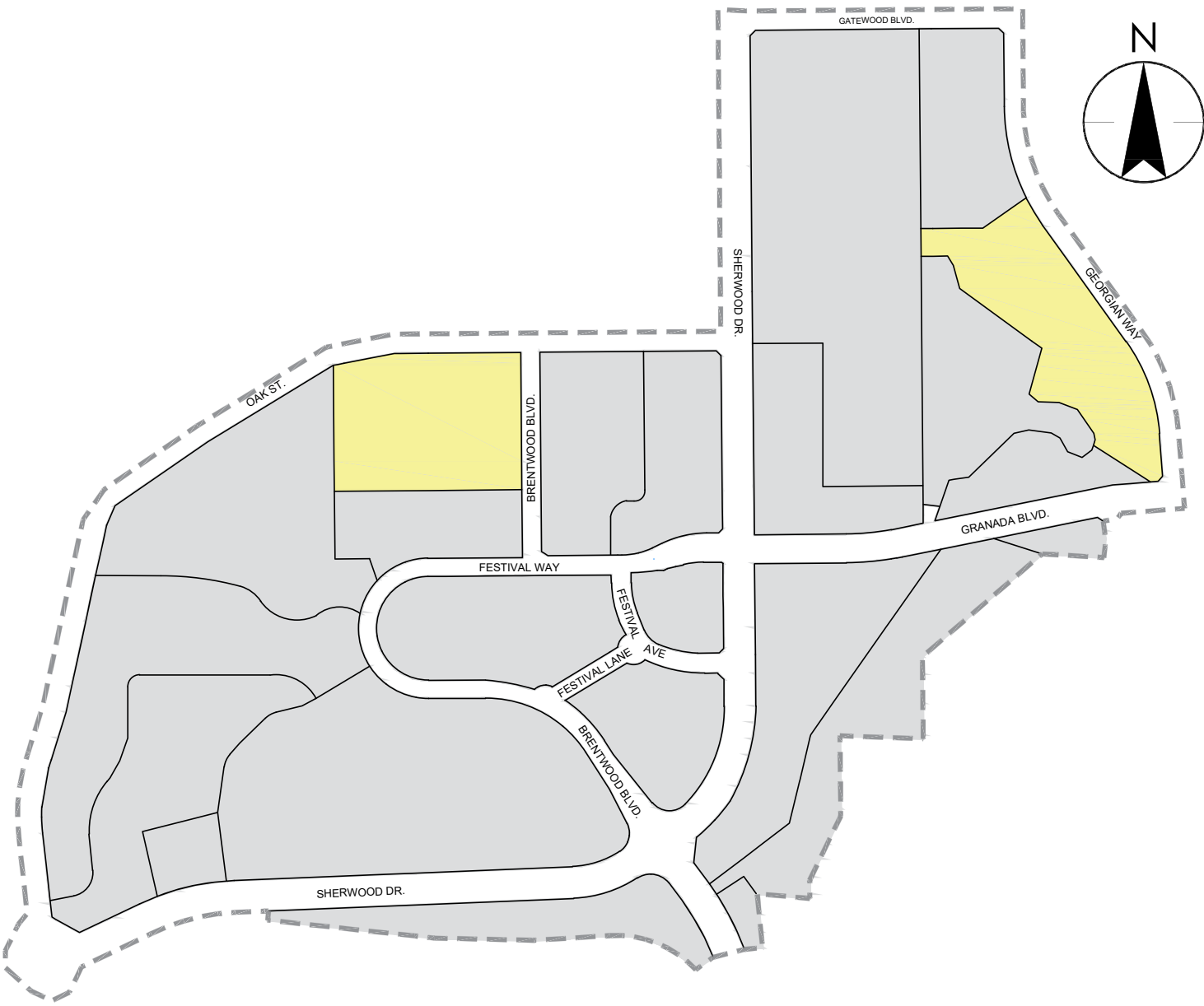




## RESIDENTIAL AREA

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.

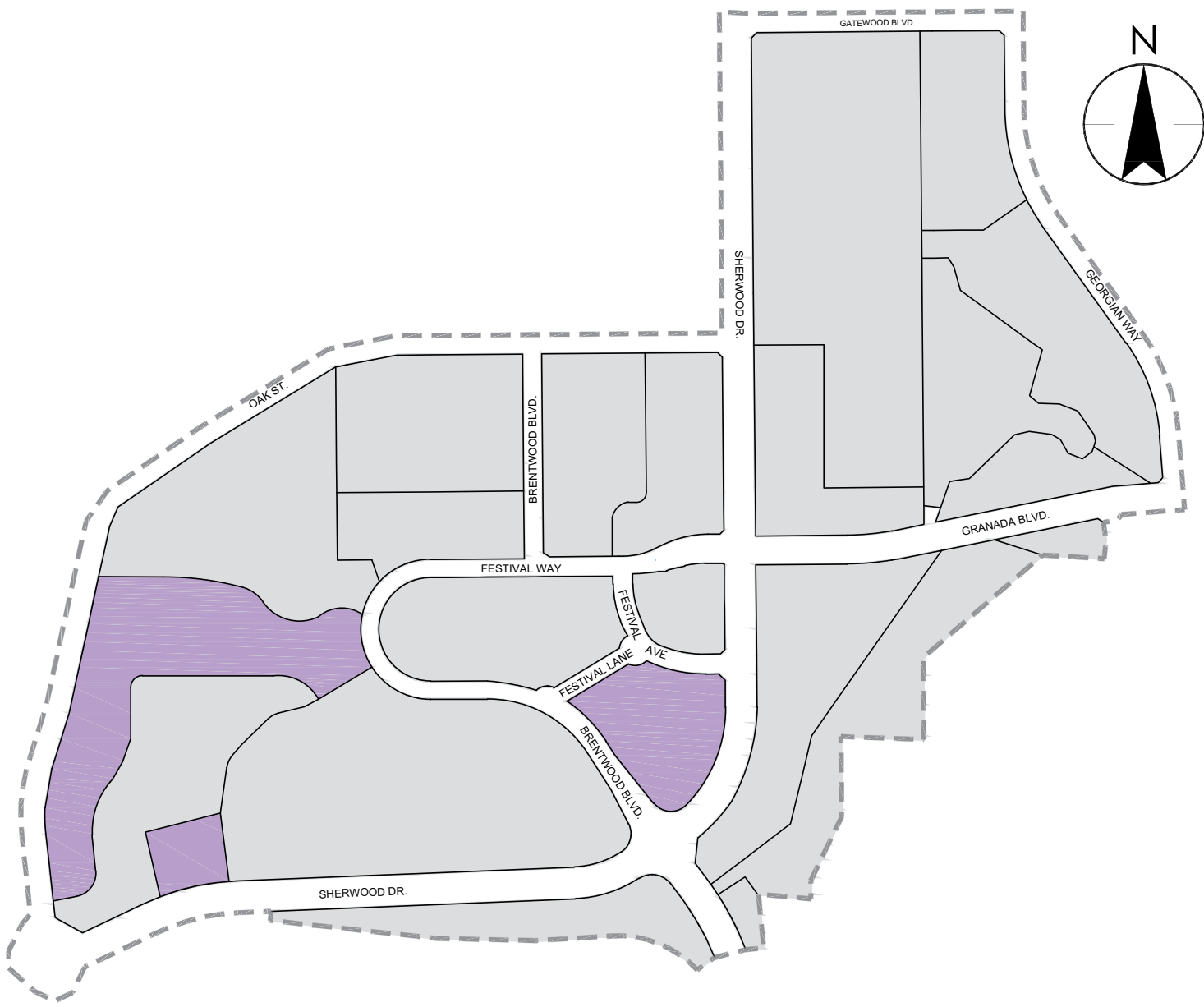
This area is not anticipated to see substantial redevelopment within the near future.





## 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.



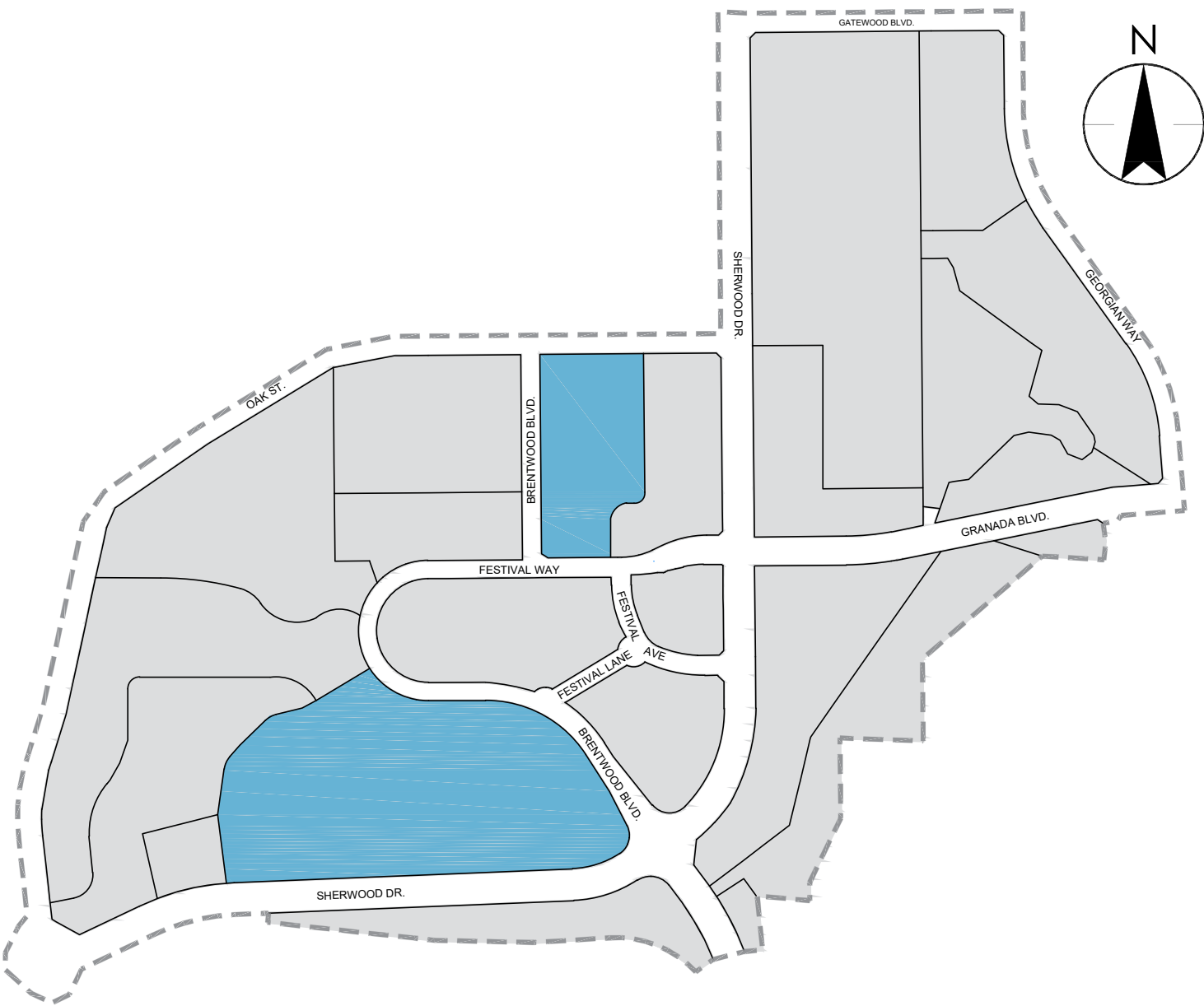
What could it look like?





## 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?

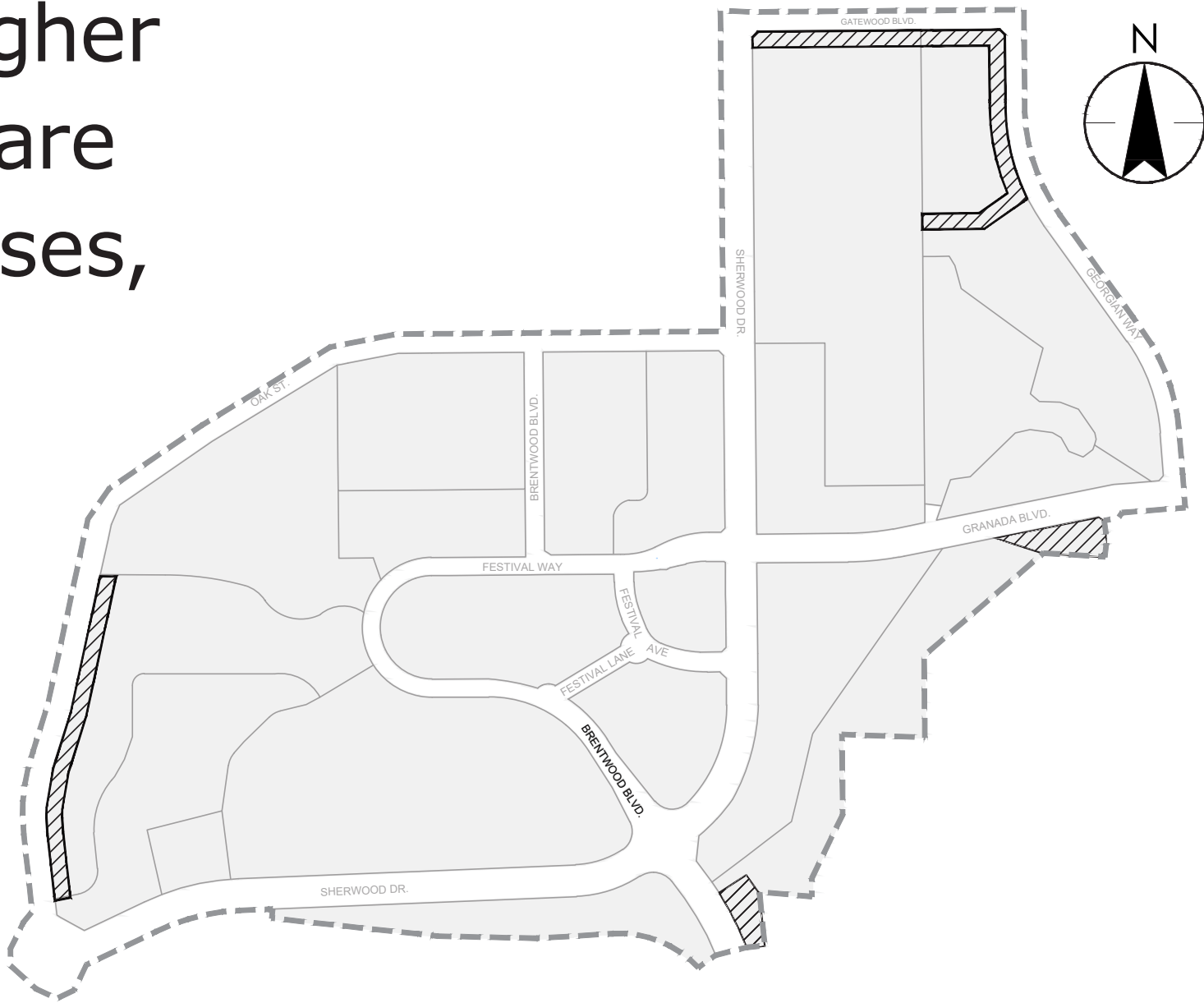




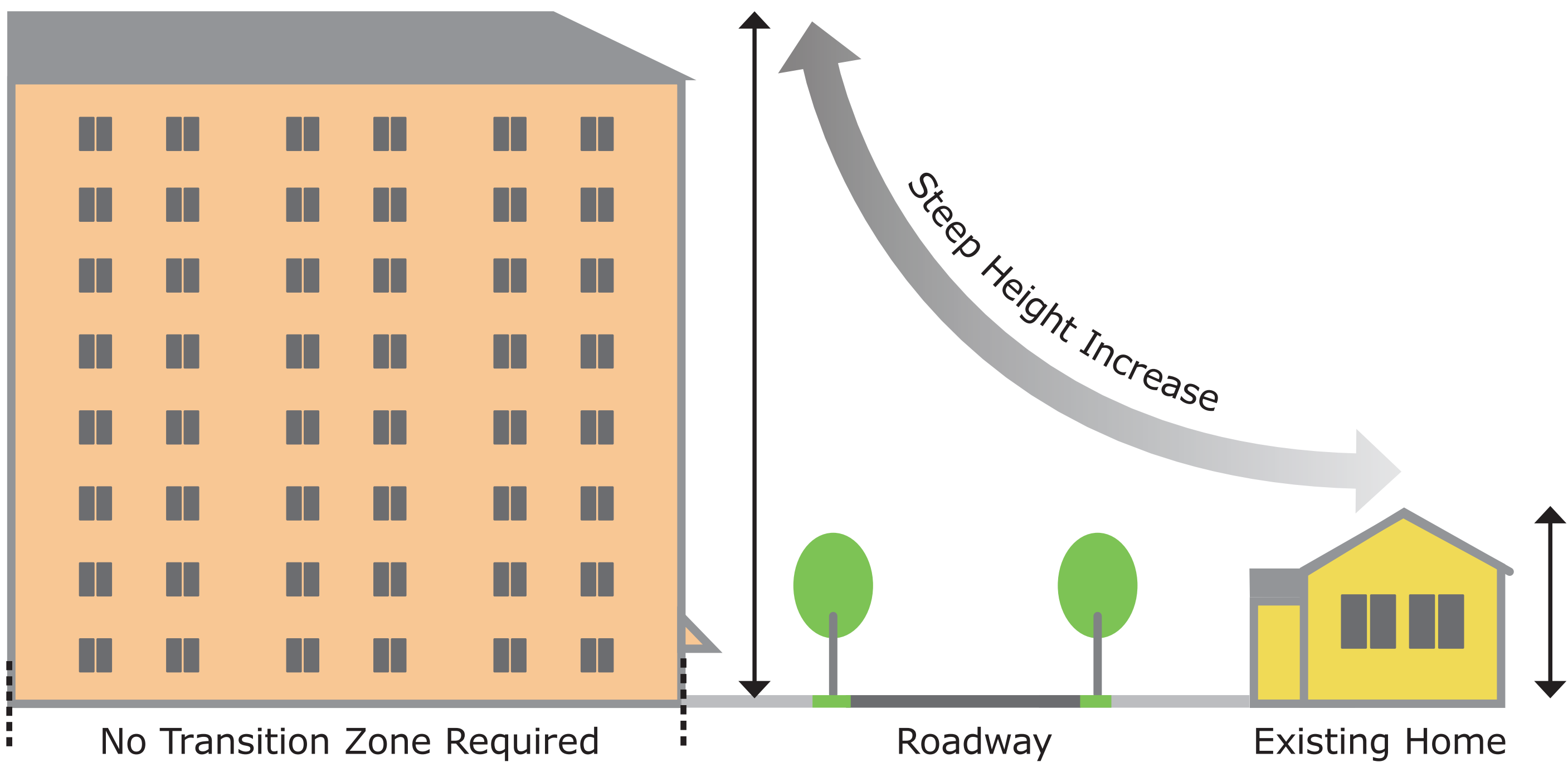
# TRANSITIONS FROM LOW TO HIGHER DENSITIES

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.

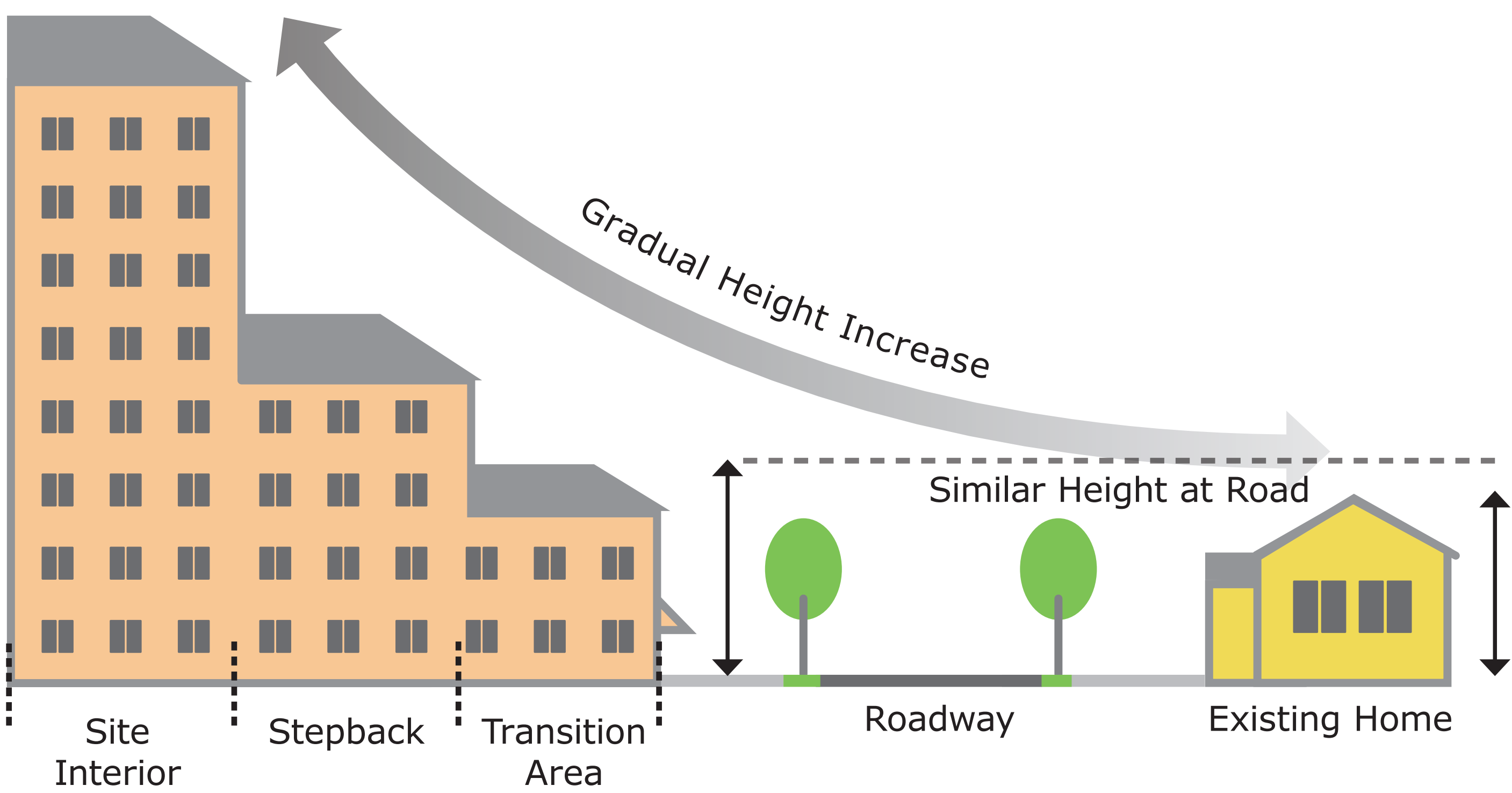
In Transition Areas, buildings provide a shift from low density to higher densities through features such as height and setbacks. Additional stepbacks will be used to gradually transition heights.



## With Current Zoning



## With Proposed ARP and Zoning Direction

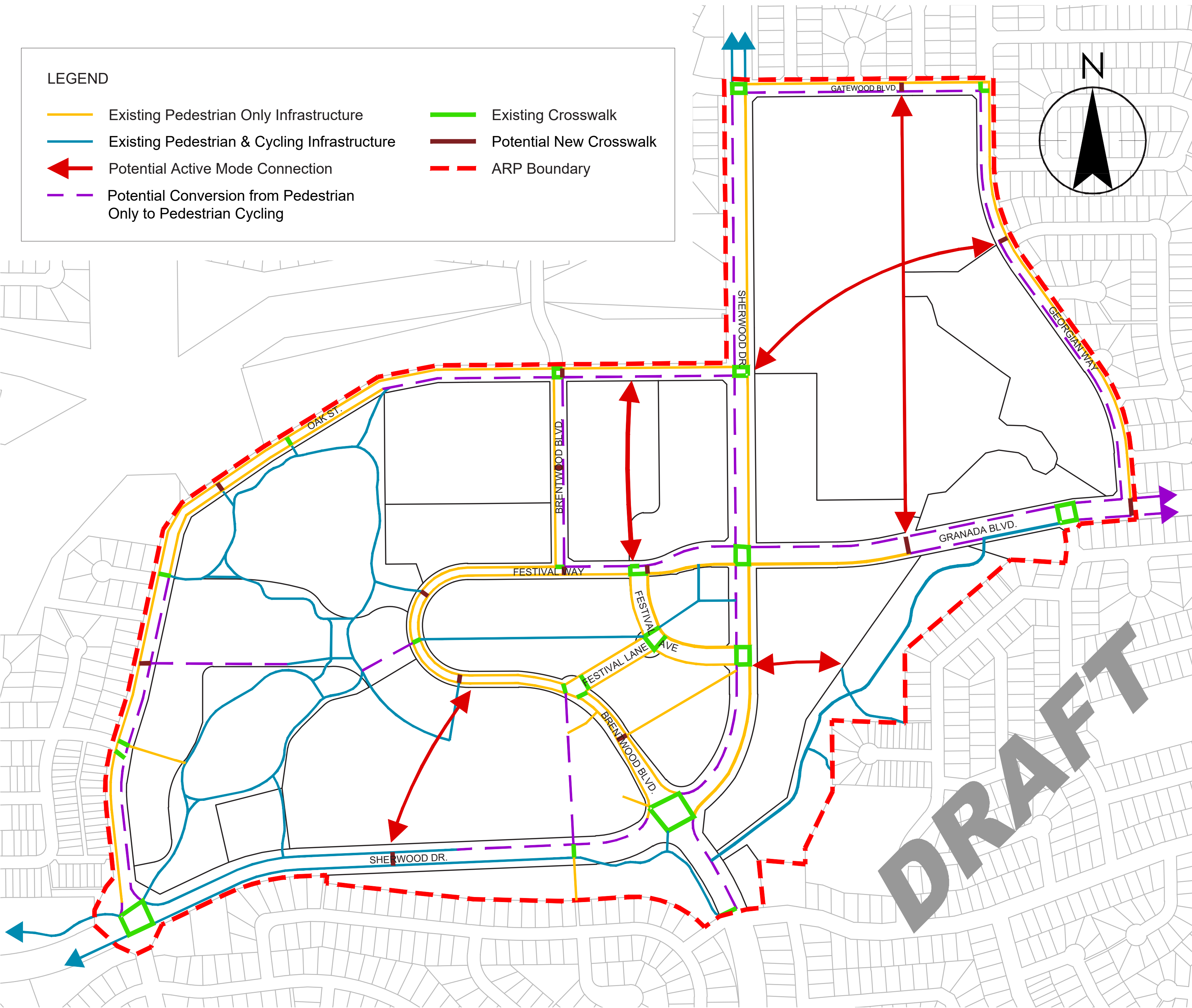




## CONNECTIVITY AND PERMEABILITY ARE FUNDAMENTAL ELEMENTS IN ANY COMMUNITY.

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**

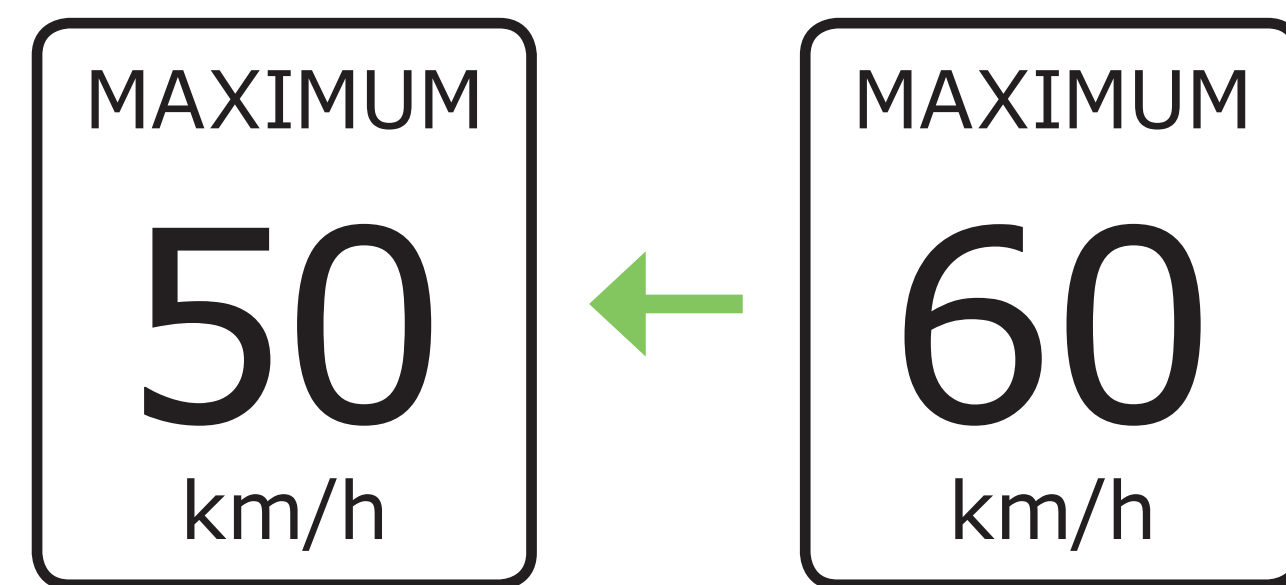
Rising populations will increase pedestrian activities within the Area.





## WHAT ARE SOME POTENTIAL SOLUTIONS?

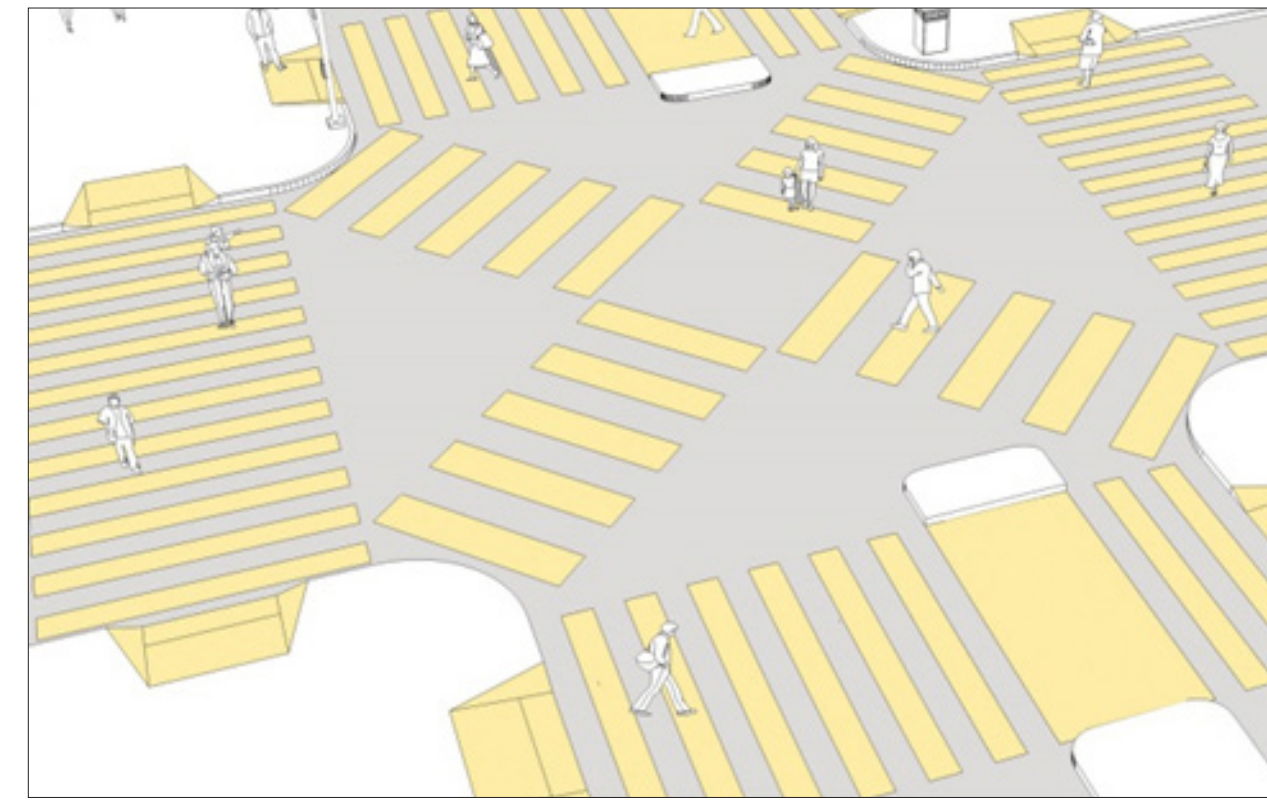
### REDUCE SPEED



**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



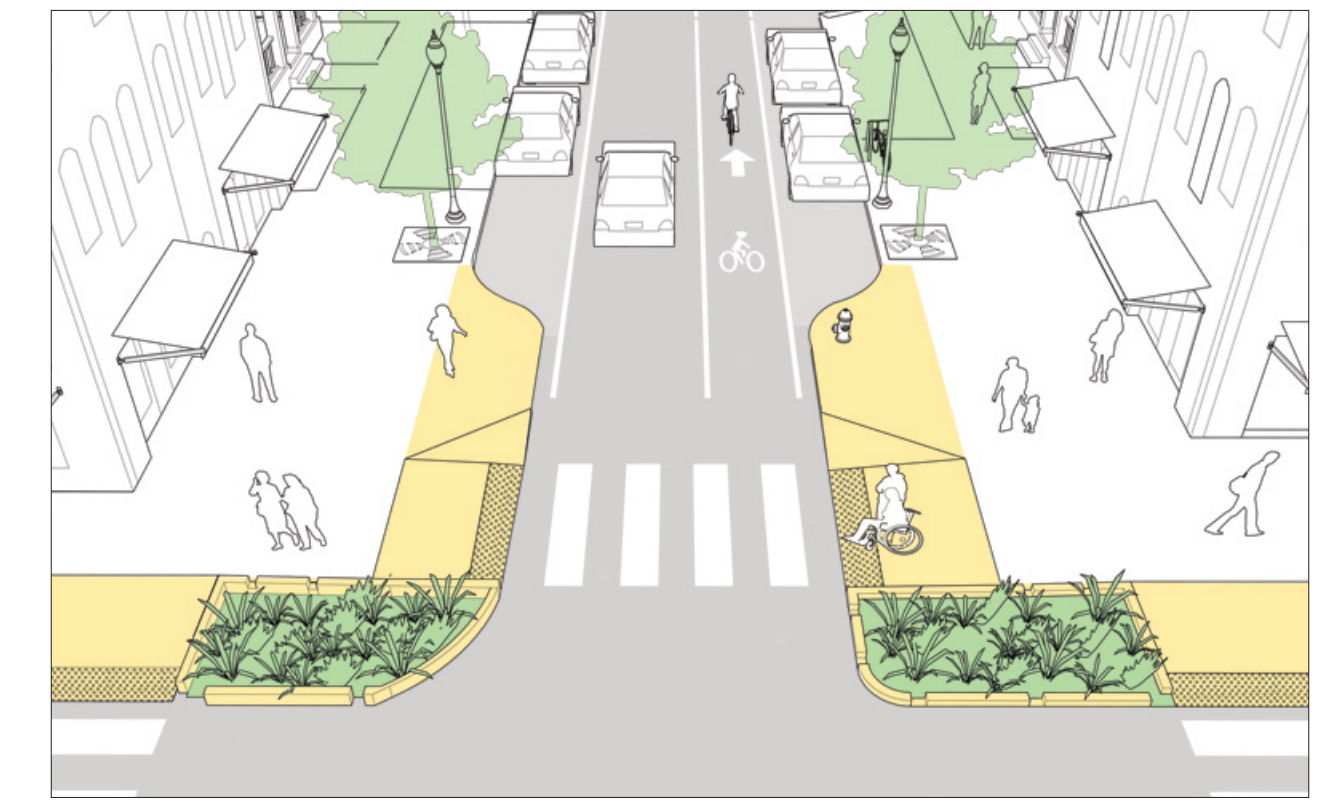
Allows for pedestrians to cross diagonally and straight during a dedicated pedestrian crossing period

### PEDESTRIAN ISLANDS



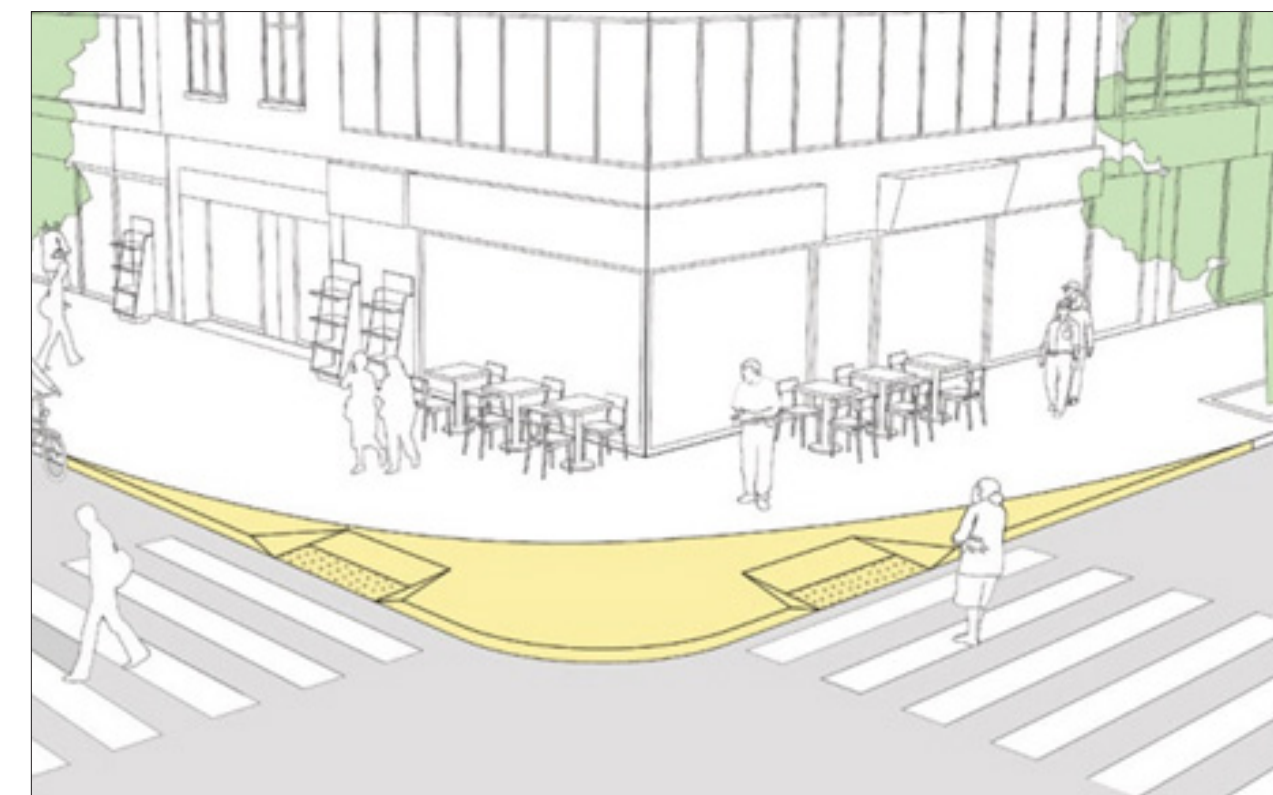
Reduces the time a pedestrian is interacting with traffic while crossing an intersection

### 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

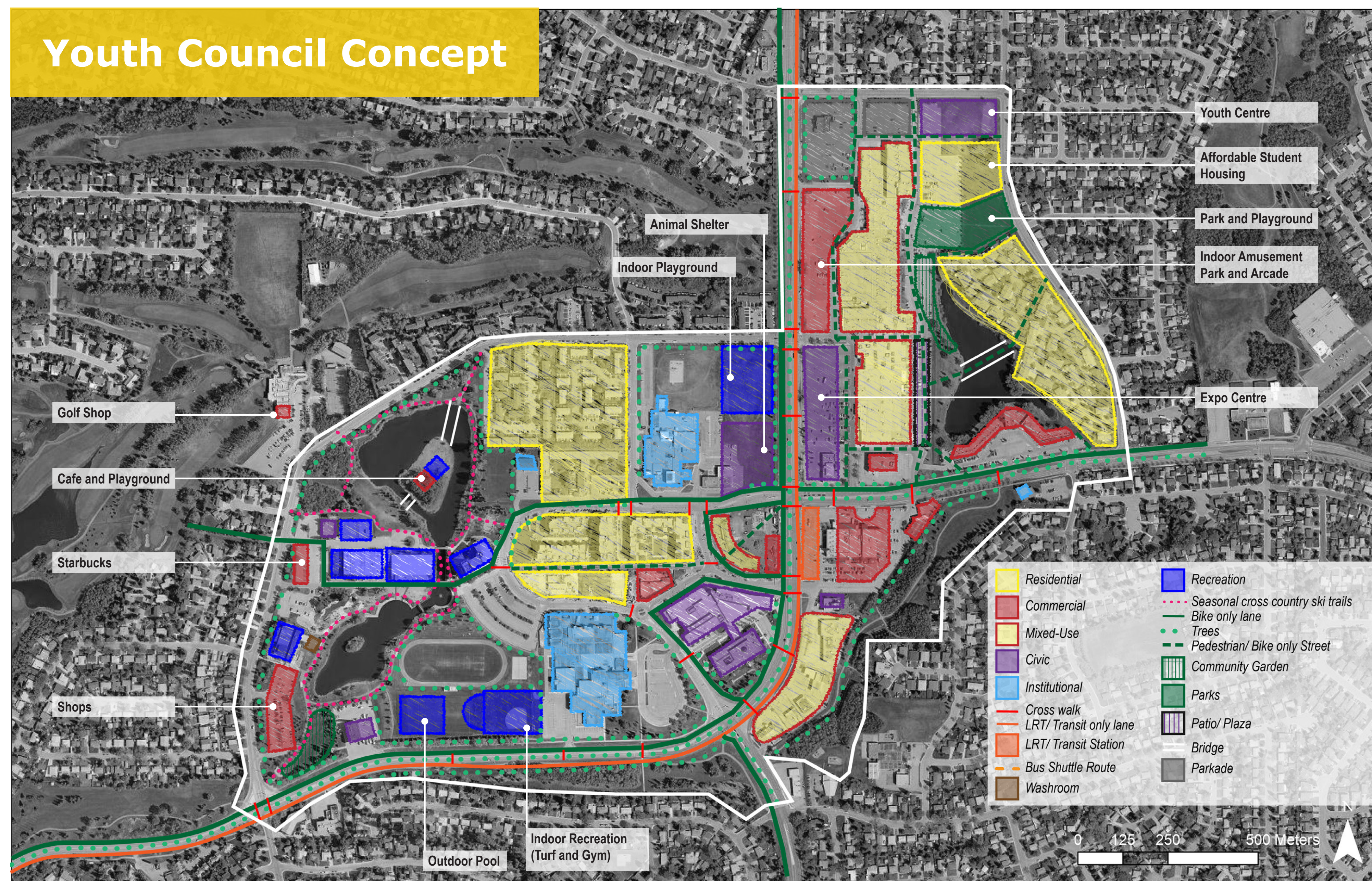


Provides additional space for transit users to wait for their bus



## WHAT WE HEARD

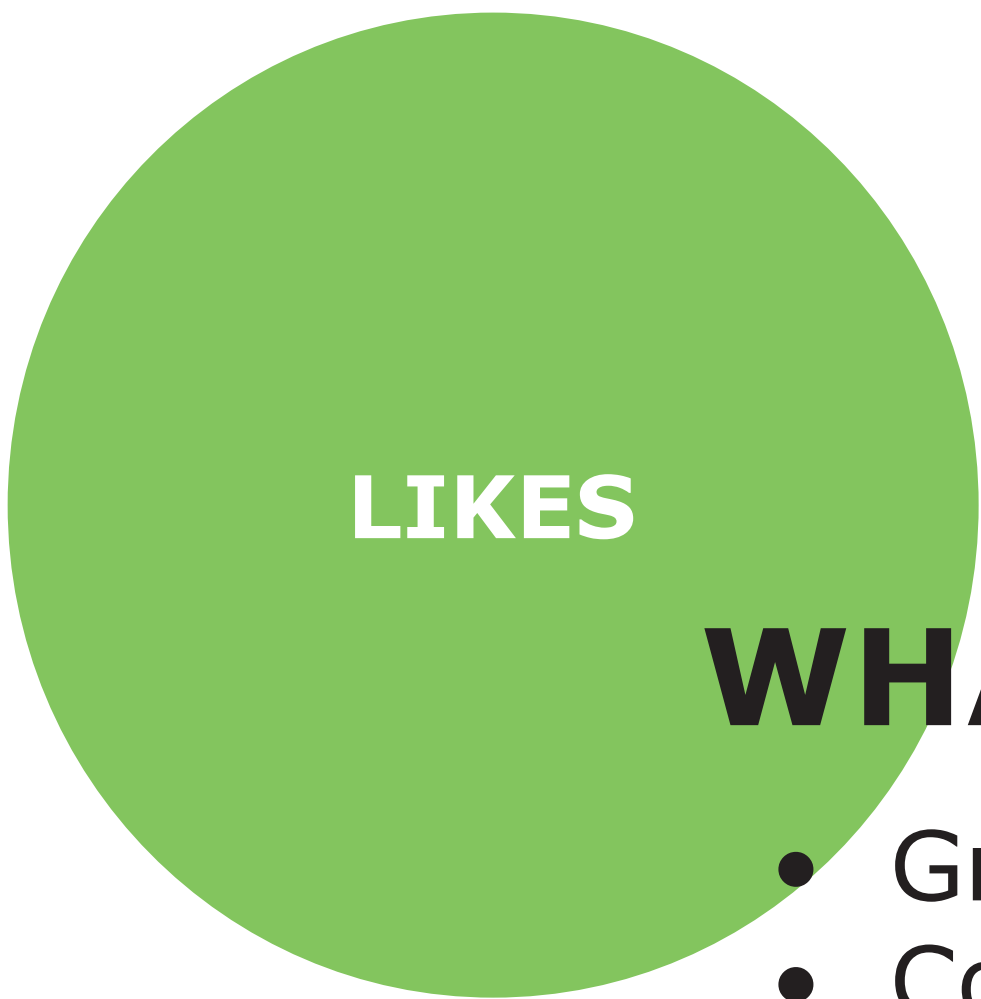
Did you know that Strathcona County has a Youth Council? We asked them how they would redevelop the area and this is what they came up with! Their ideas informed our process.





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!



WHAT YOU LIKE ABOUT THIS AREA

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



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



WHAT YOU SEE AS CHALLENGES

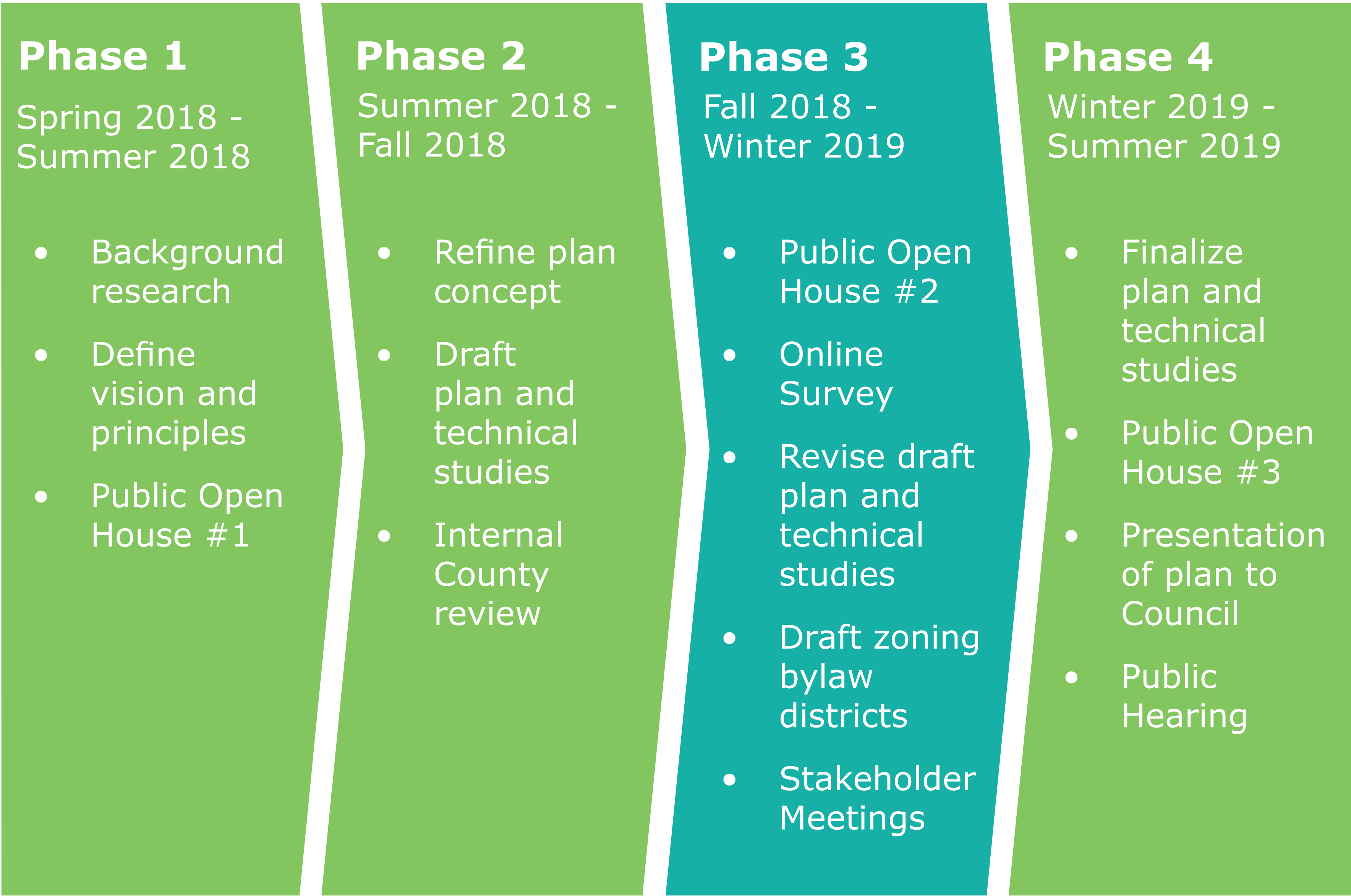
- Traffic
- Parking
- Pedestrian Safety
- Bike Safety
- Speeding
- Crossing Sherwood Drive



# 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](http://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](mailto:Deanna.Cambridge@strathcona.ca)

**Fill out a comment sheet or complete our online survey!**



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.

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direction from  
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STRATHCONA  
COUNTY



CENTRE  
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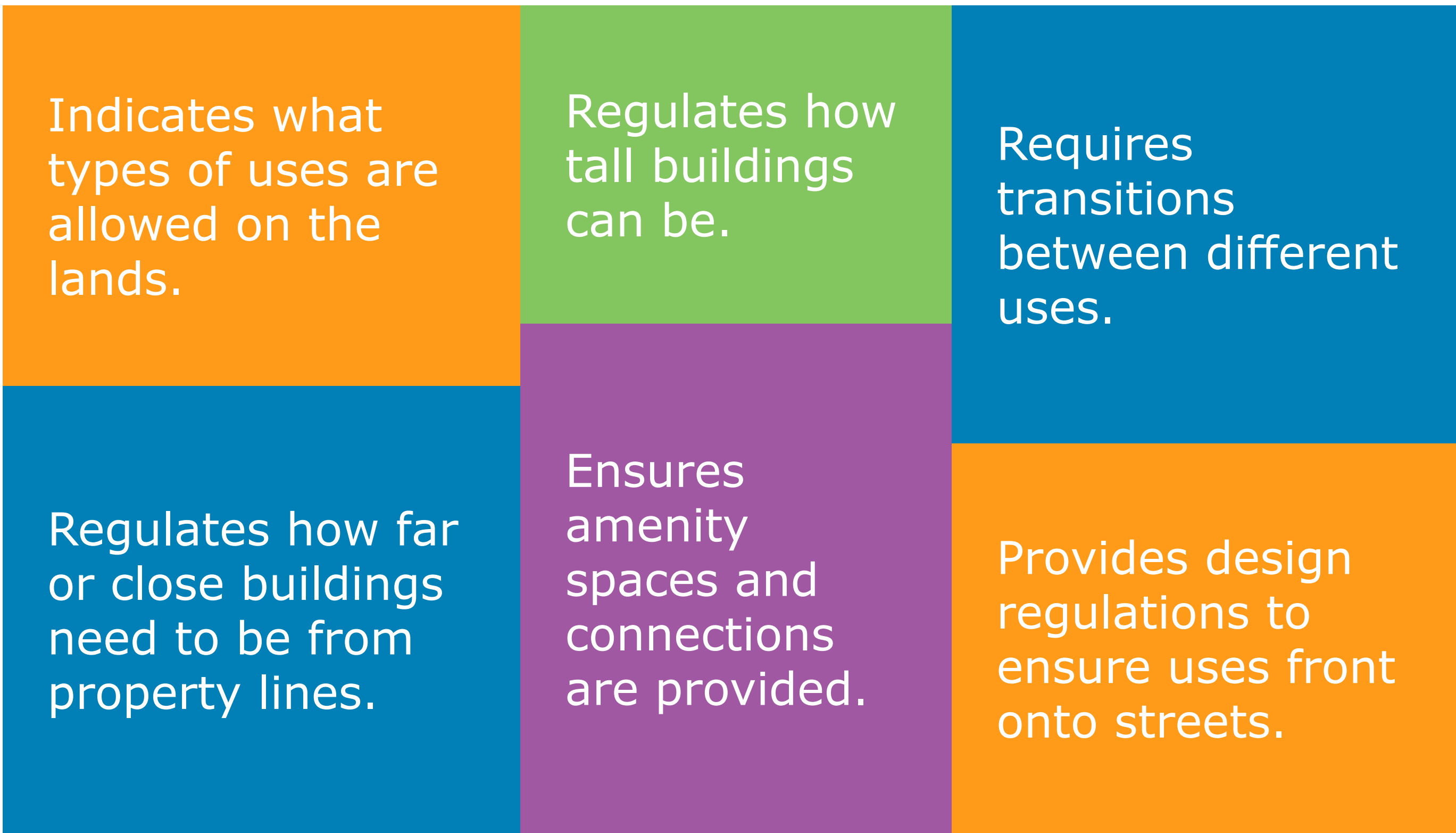
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### WHAT IS A LAND USE BYLAW?

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		



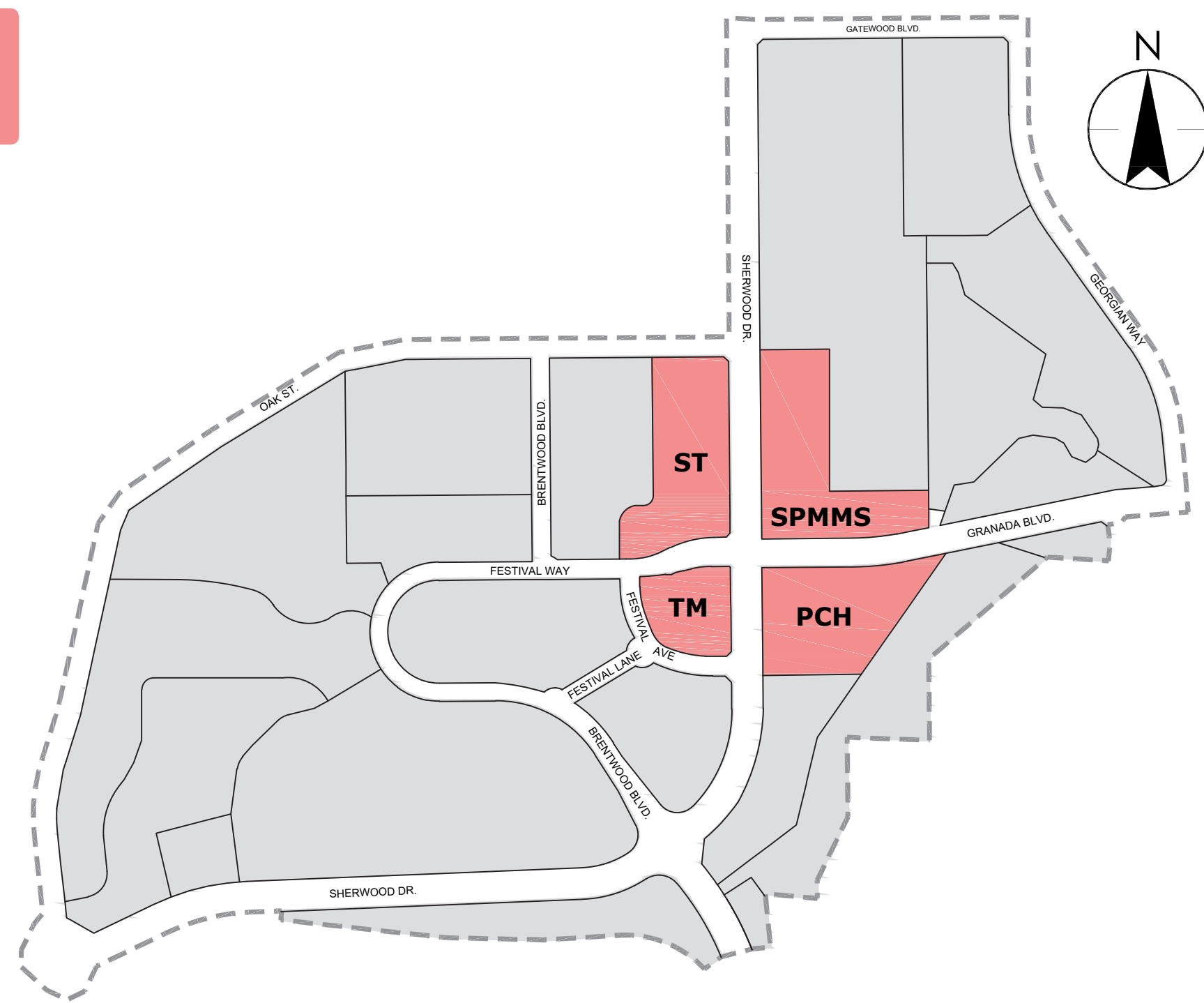






## MAIN STREET POLICY AREA

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

### Sherwood Park Mall Main Street Area (SPMMS)

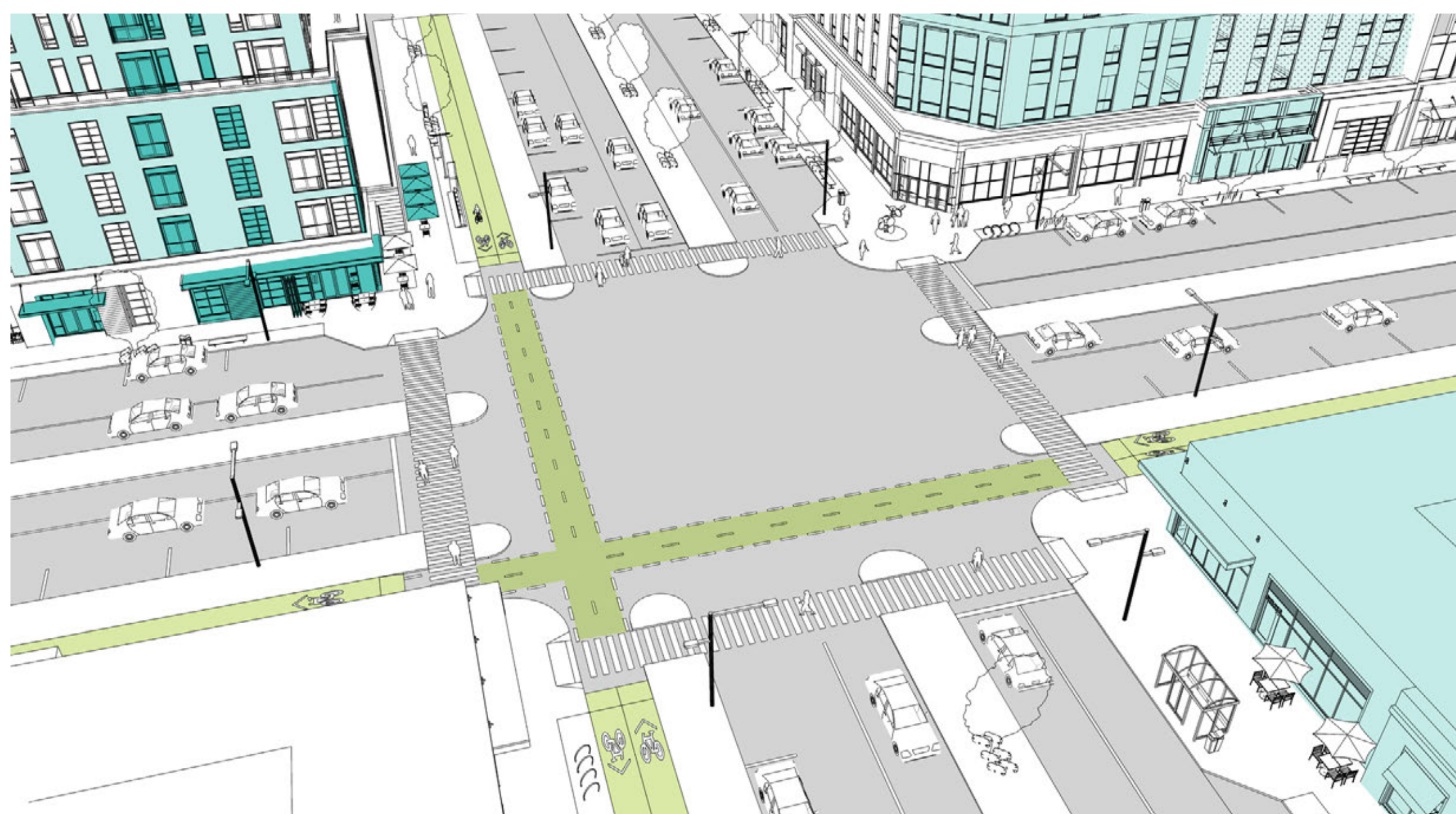
- Street fronting commercial uses at grade with residential uses and office uses above

### 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

### 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?

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**STRATHCONA**  
COUNTY

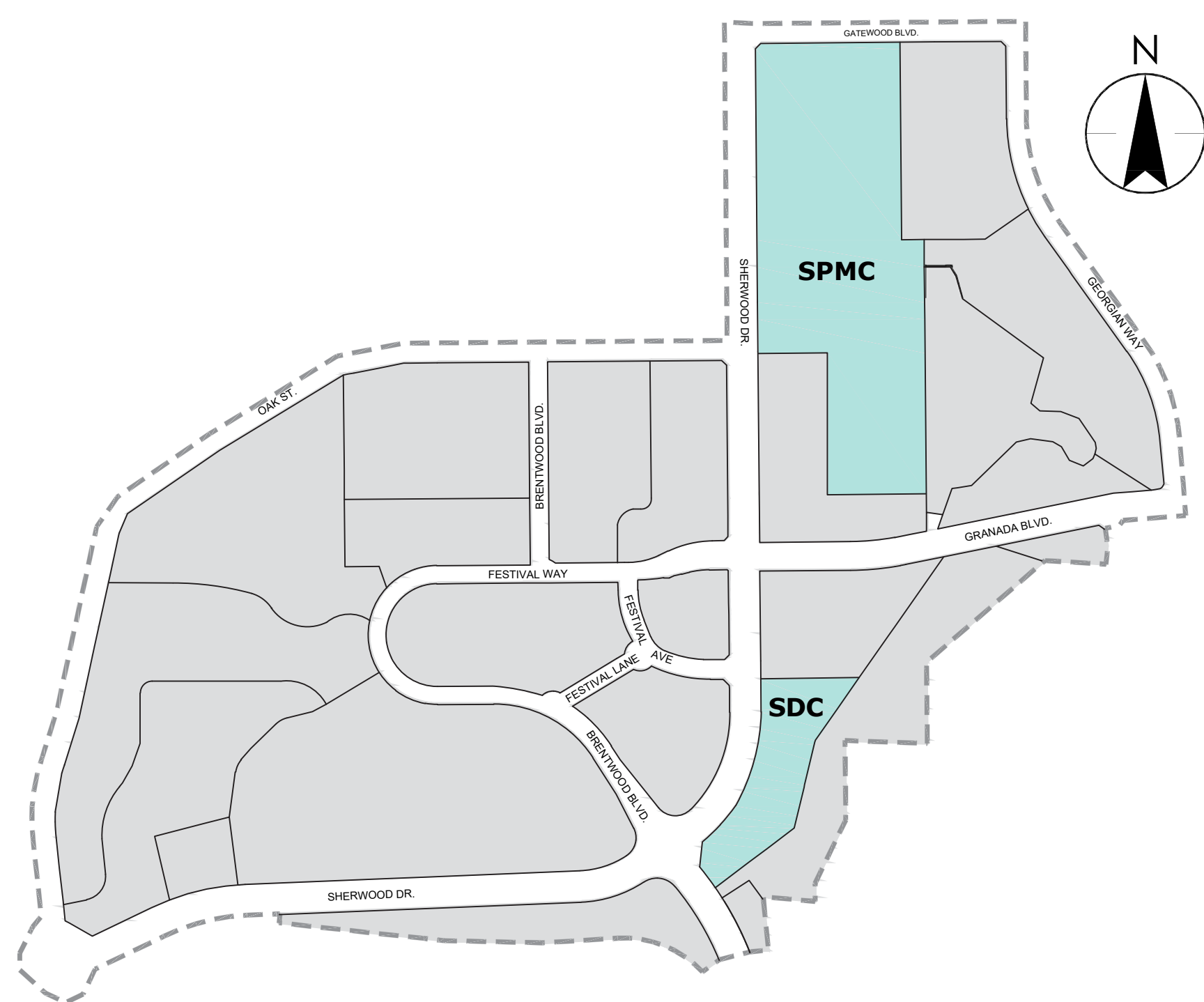


**CENTRE**  
IN THE PARK



## 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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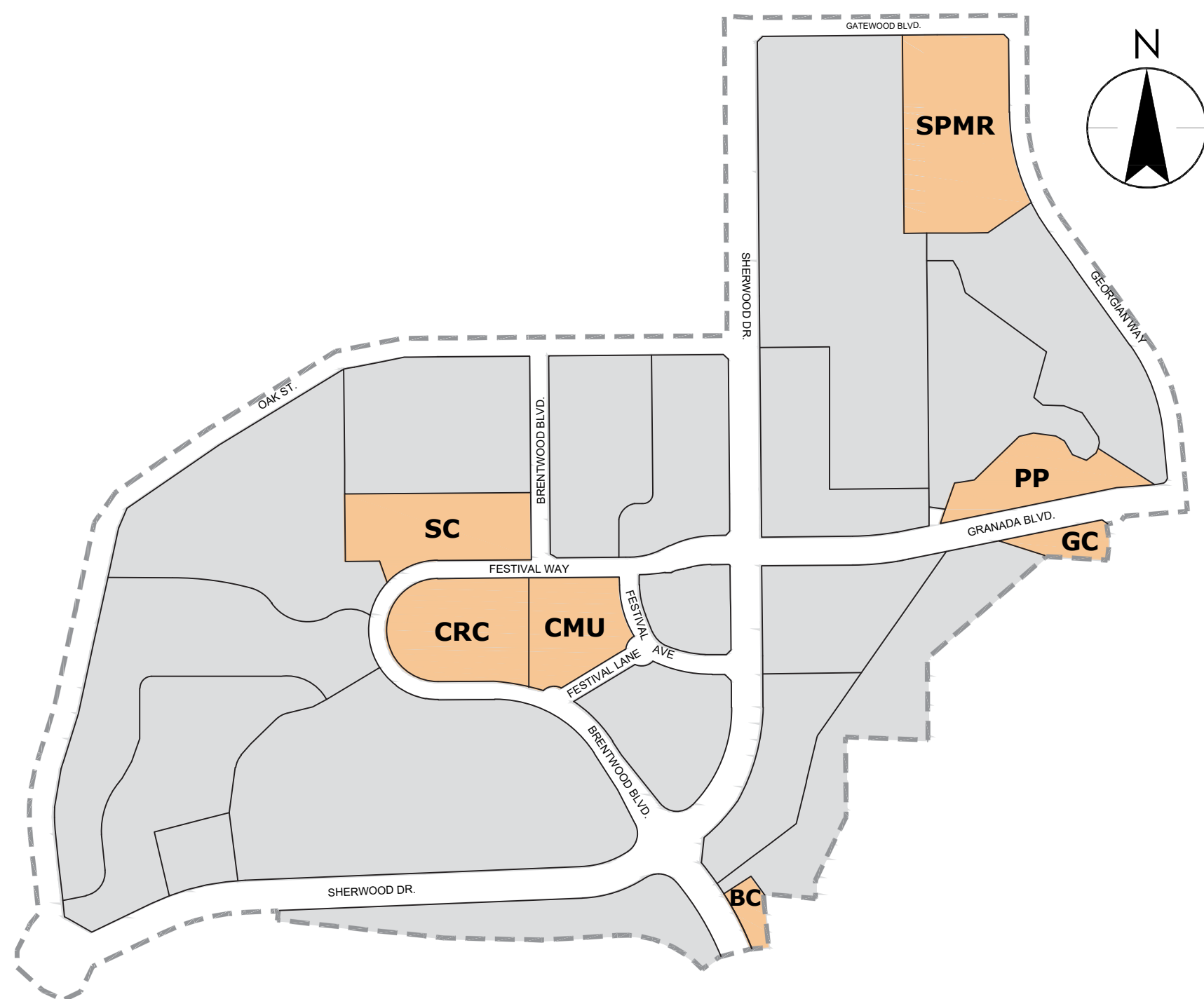
**CENTRE**  
IN THE PARK



## 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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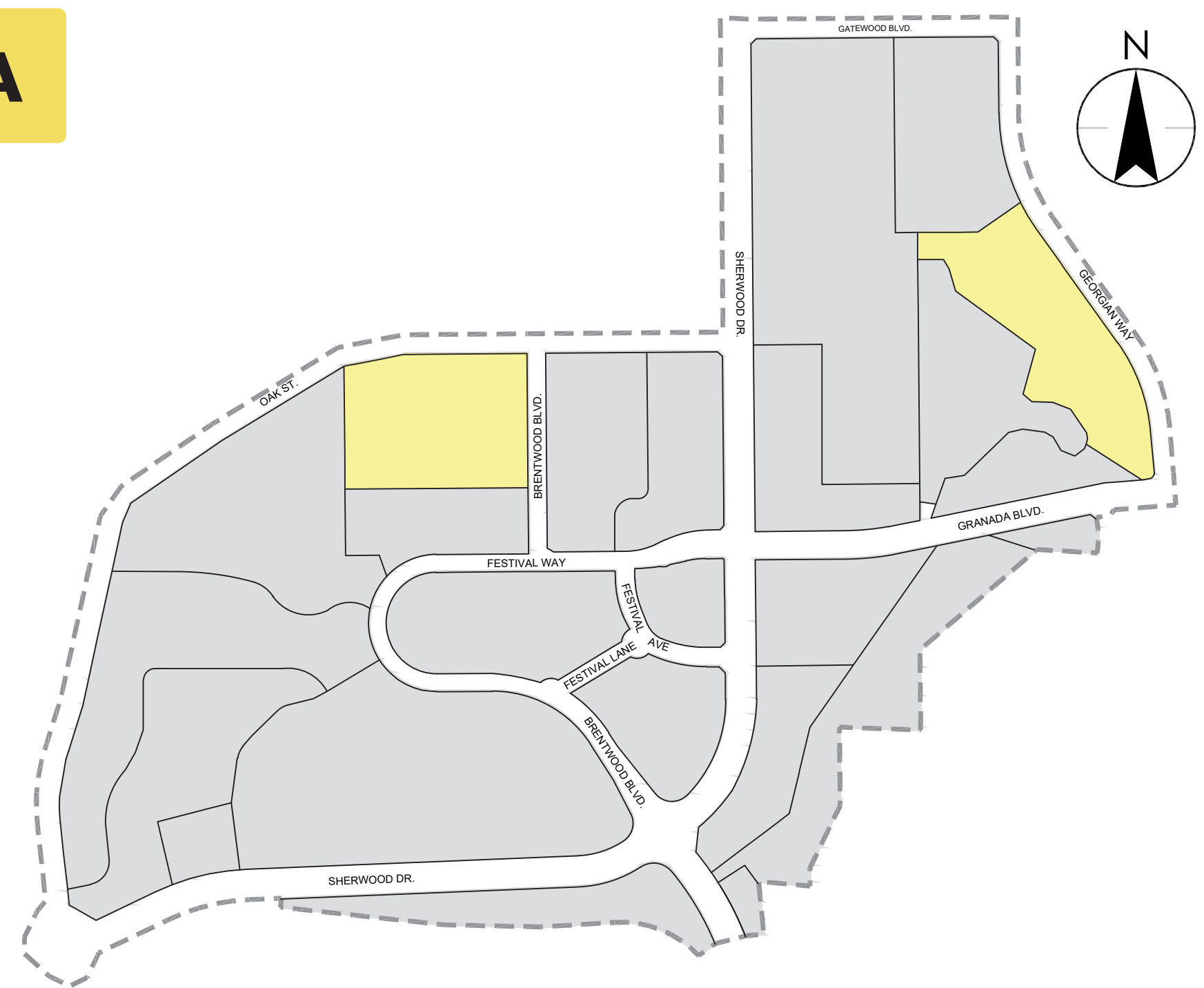


CENTRE  
IN THE PARK



## 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.



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**STRATHCONA**  
COUNTY



**CENTRE**  
IN THE PARK



## 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.

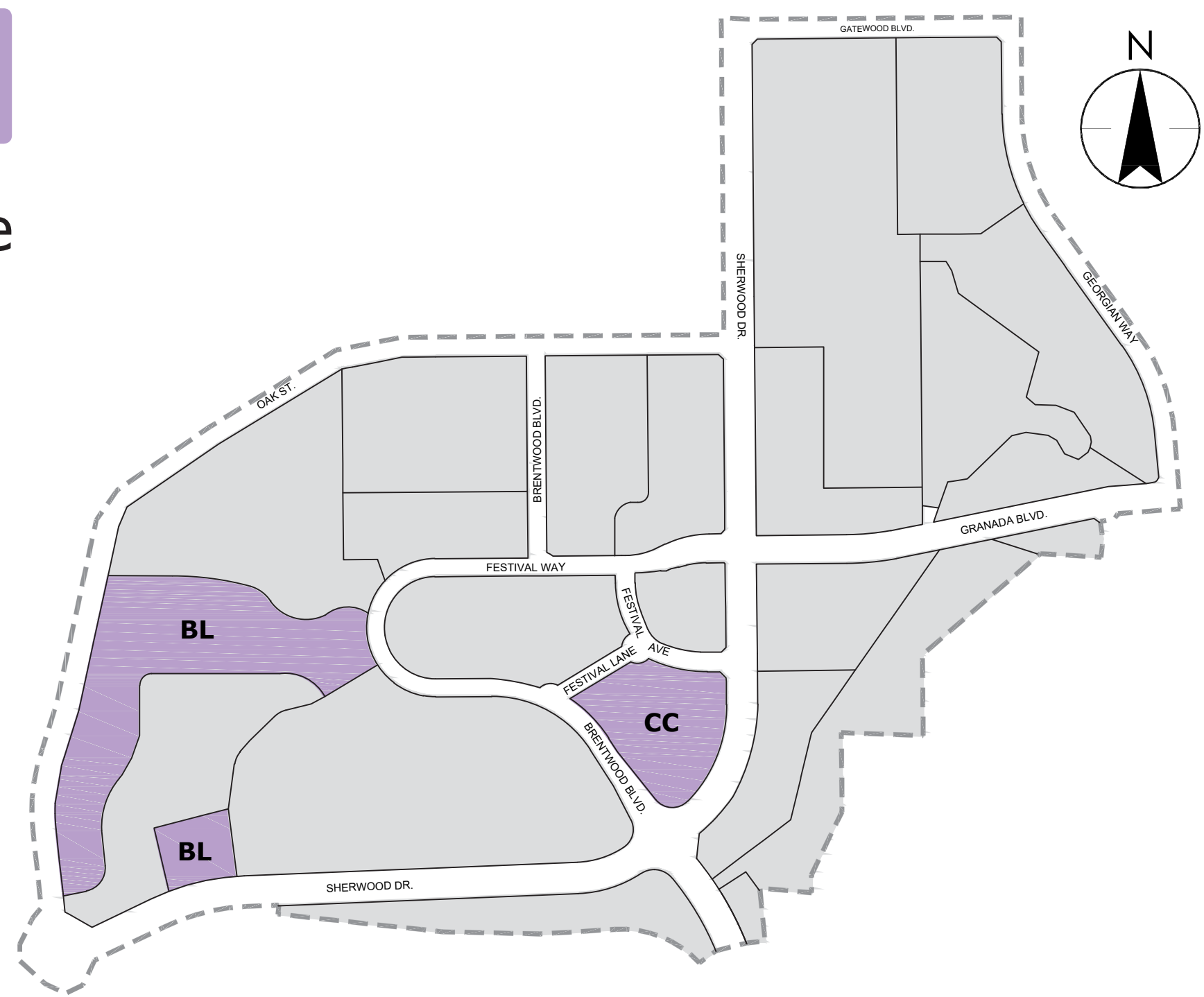
### PUBLIC SERVICE **ZONING AREAS**

#### **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



#### **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](http://www.strathcona.ca/CITPupdate)



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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 to continue to revitalize and enhance existing amenities and trails to meet the needs of a diverse group of users.



### WANT TO KNOW MORE?

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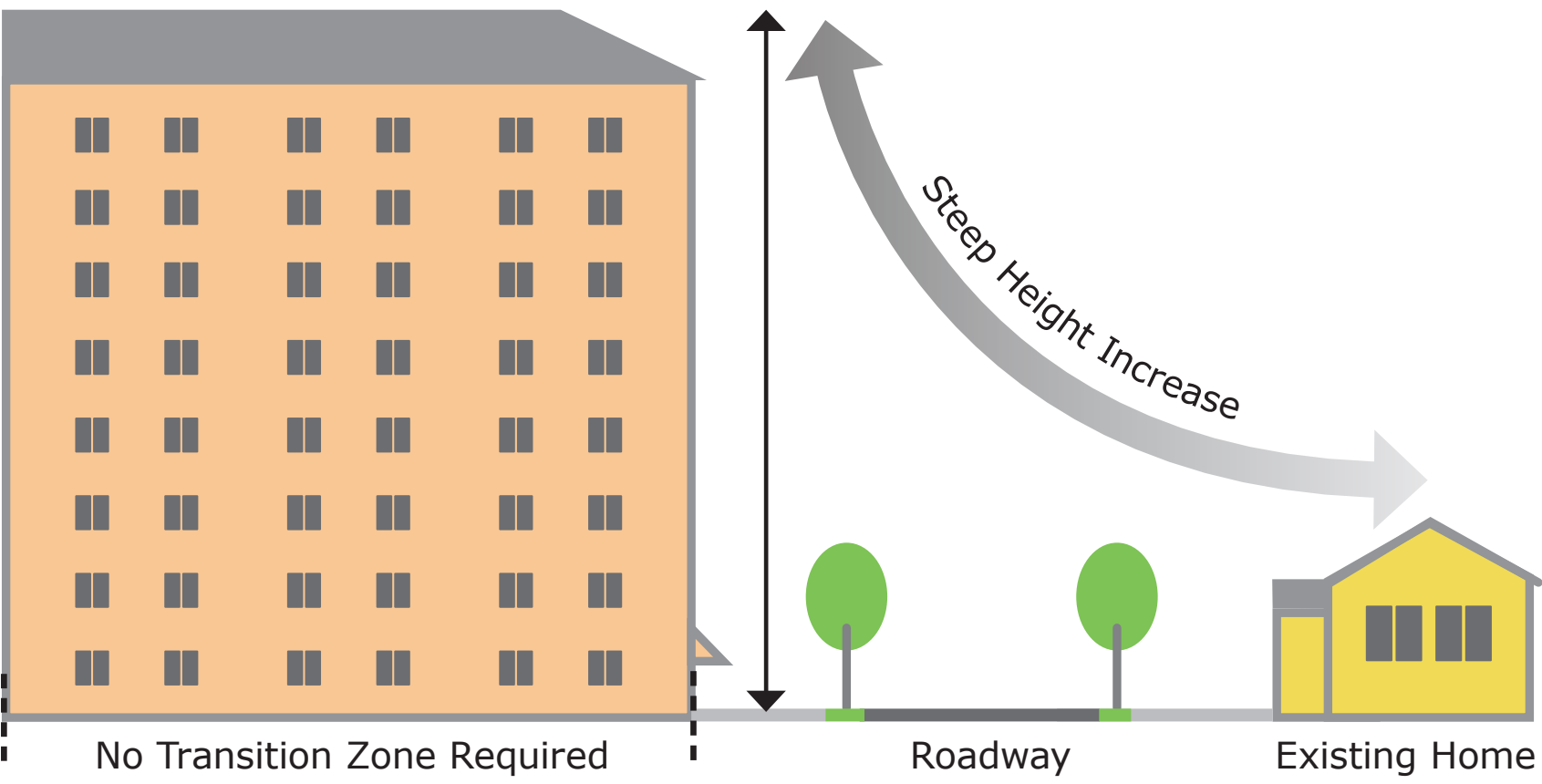


# TRANSITIONS FROM LOW TO HIGHER DENSITIES

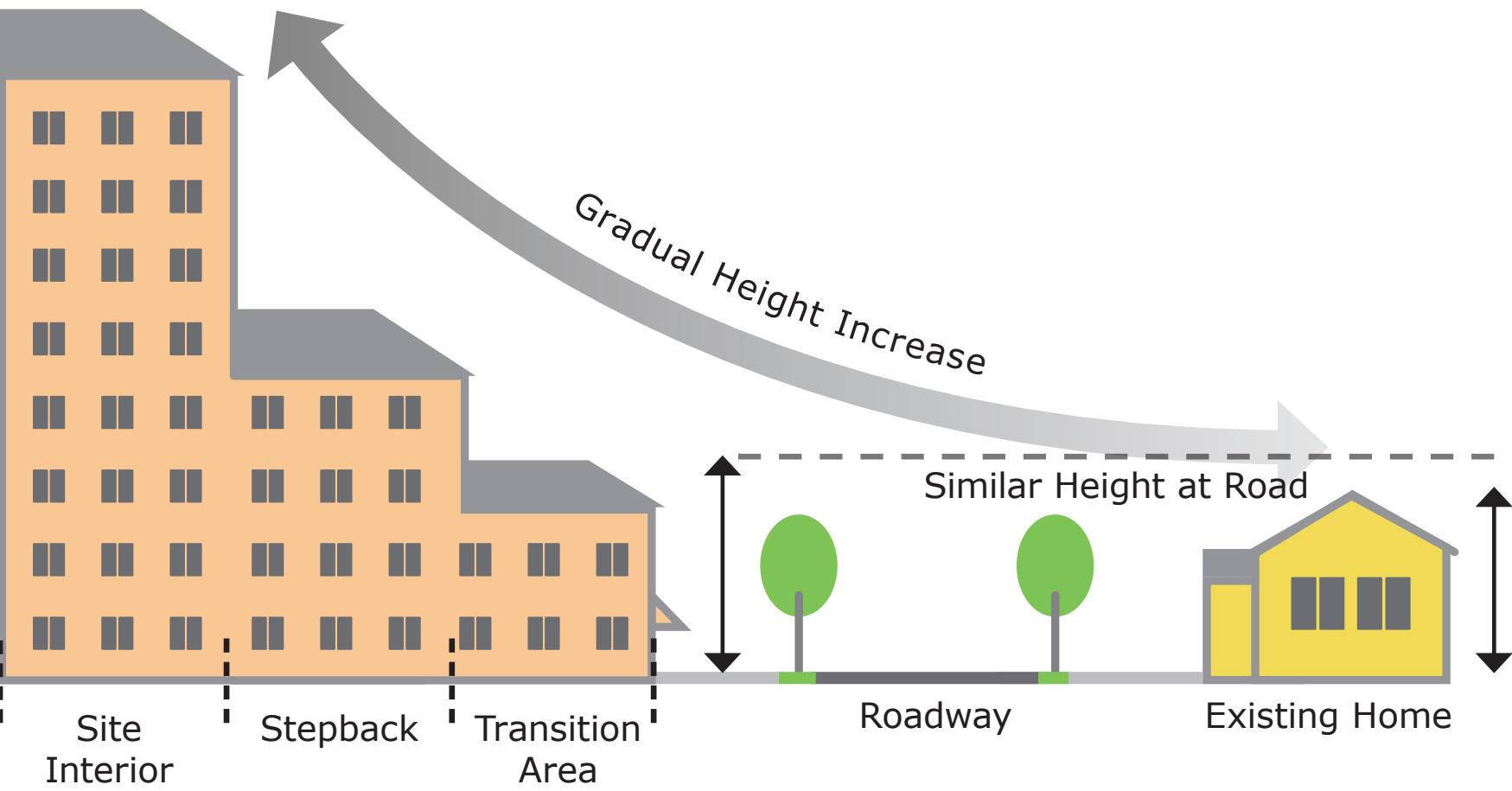
Transition Areas are placed where future higher density development, such as apartments, are located adjacent to existing lower density uses, such as single family homes.

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

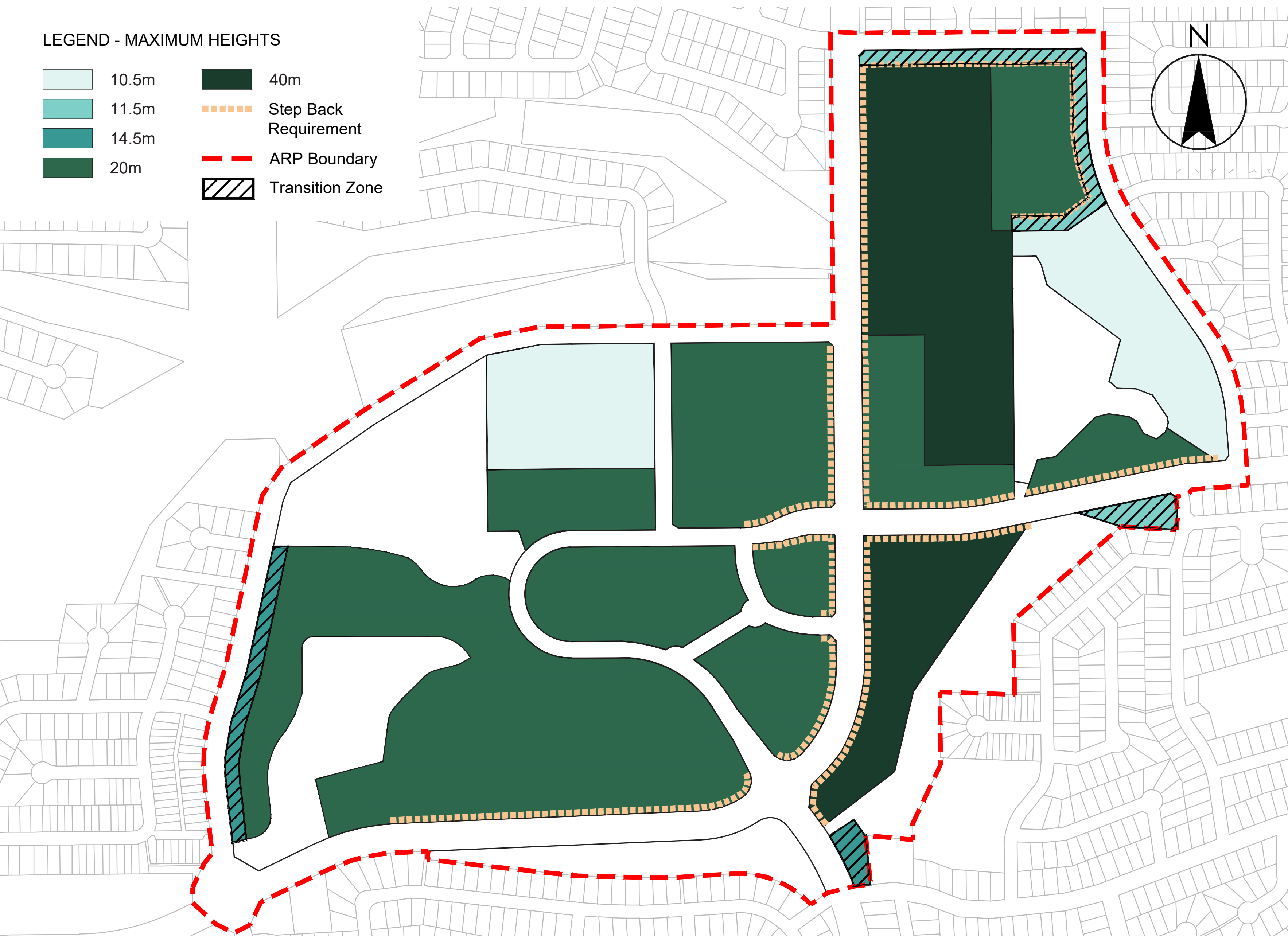
With Current Zoning



With Proposed ARP and Zoning Direction



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

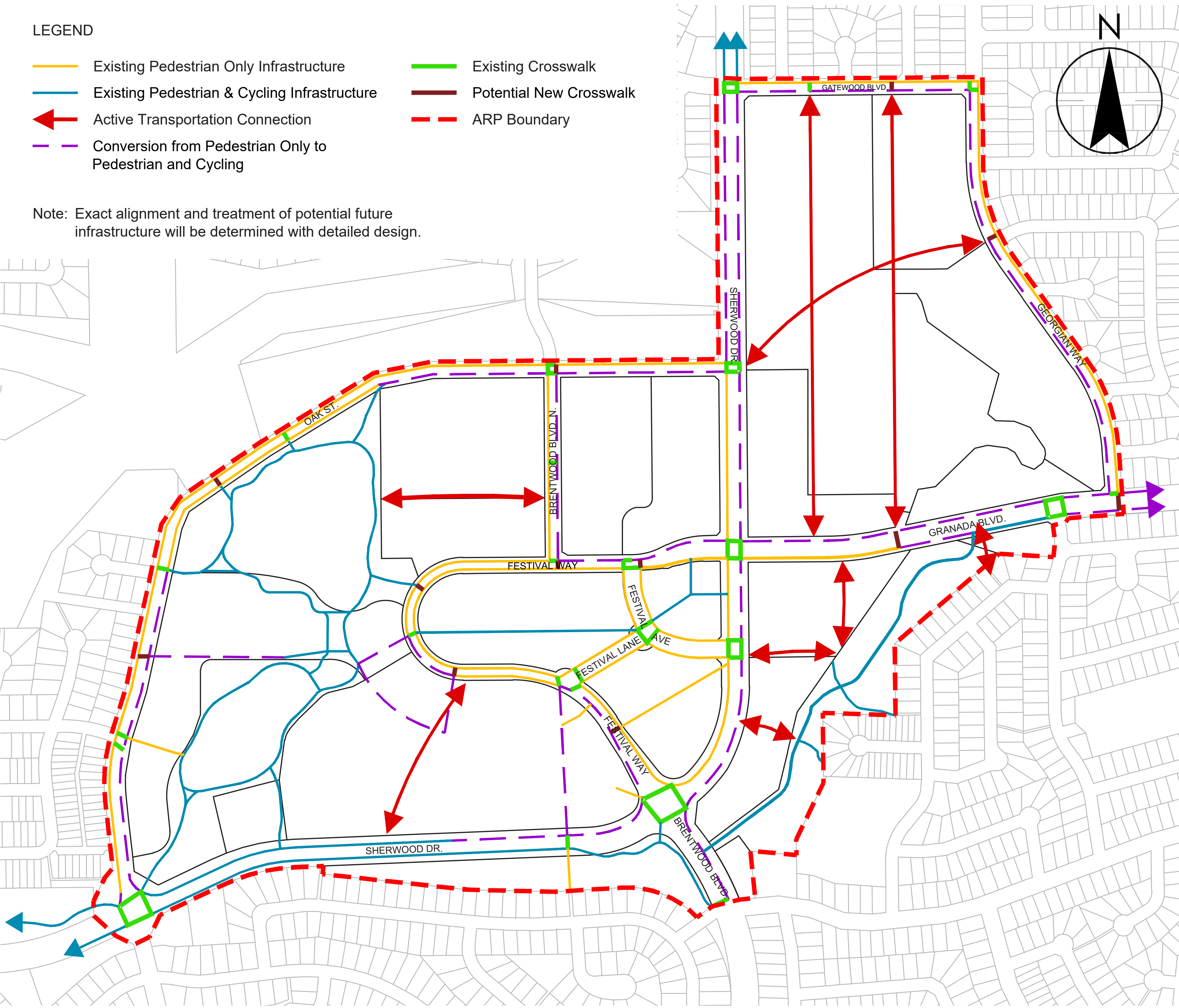




## CONNECTIVITY IS A FUNDAMENTAL ELEMENT IN ANY COMMUNITY.

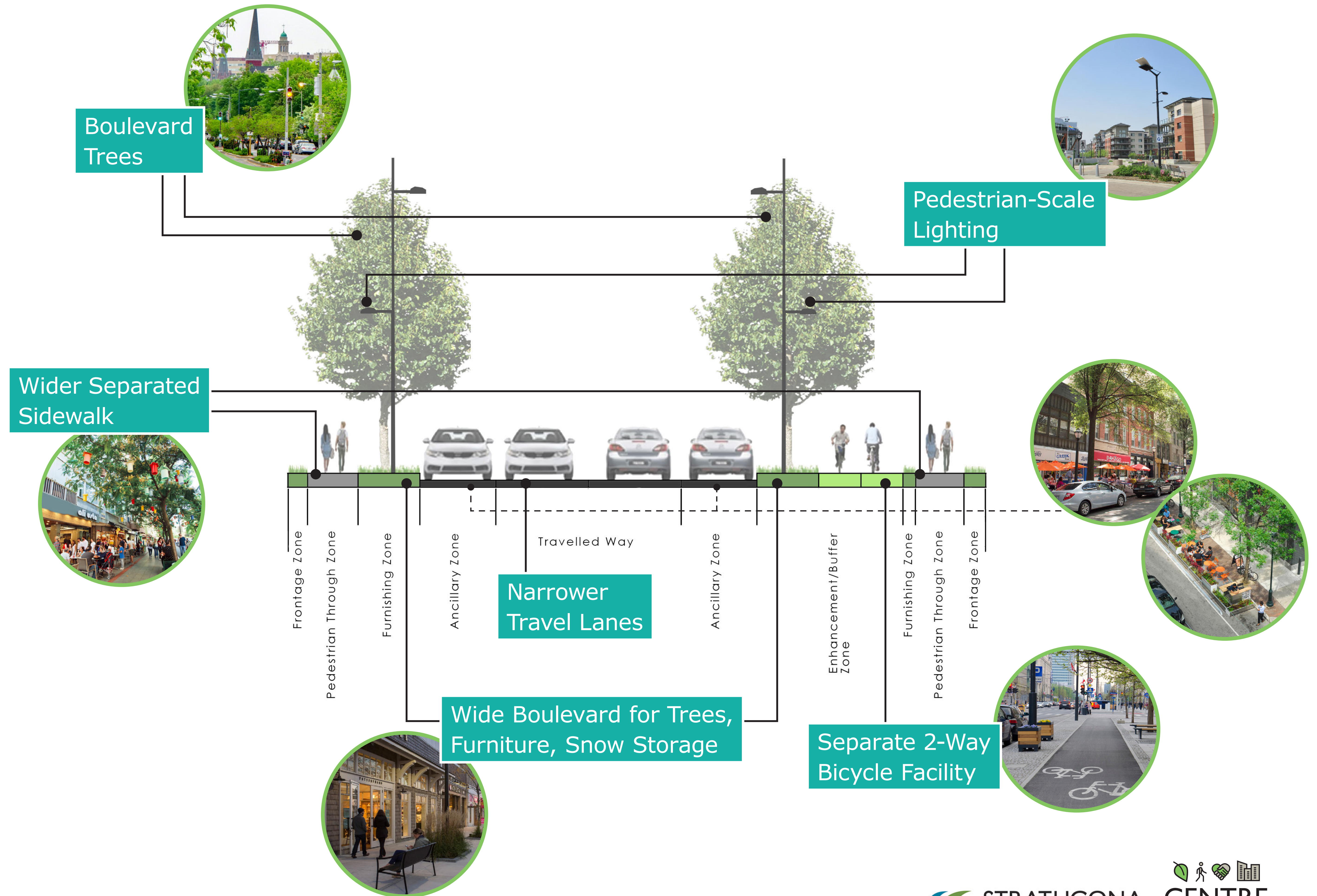
As the area redevelops over time, additional infrastructure will be added to create a walkable community by providing safe pedestrian and cycling modes of travel as well as efficient transit, and easily navigable open spaces.

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.



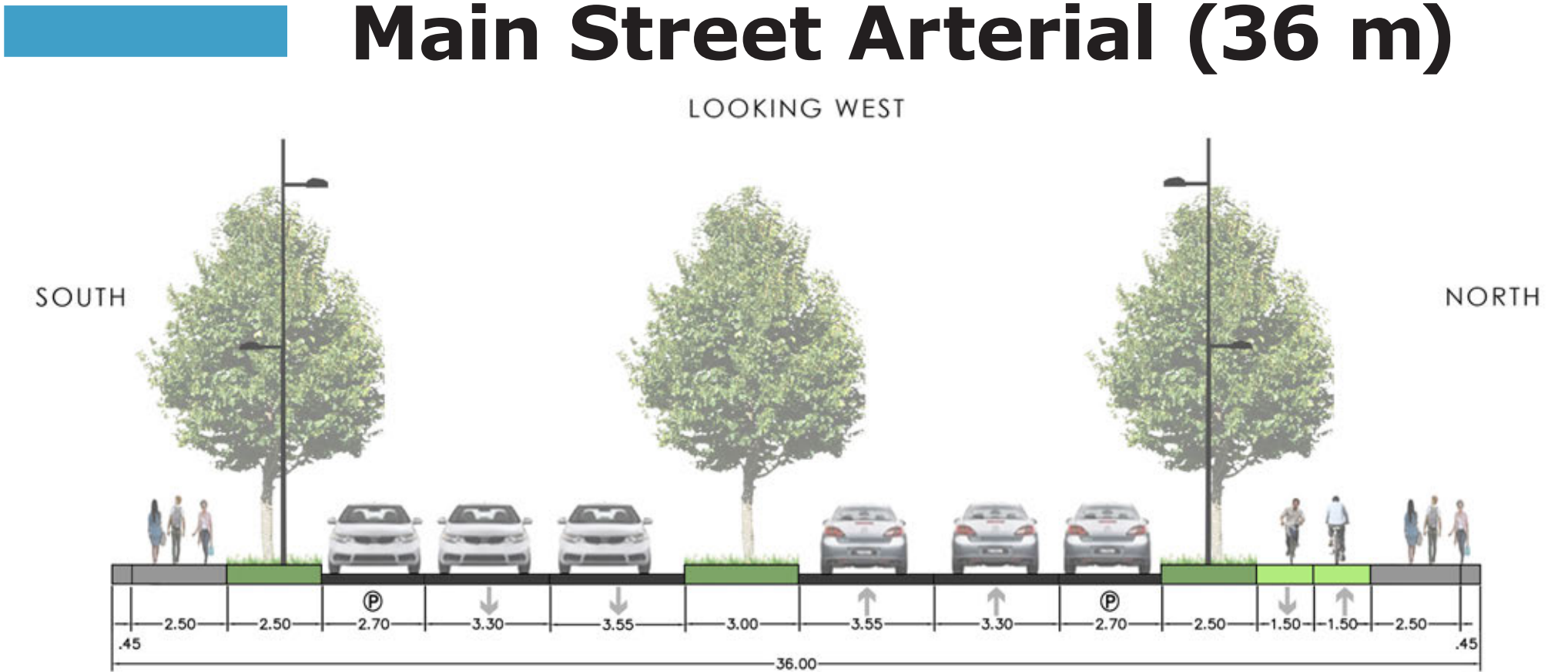
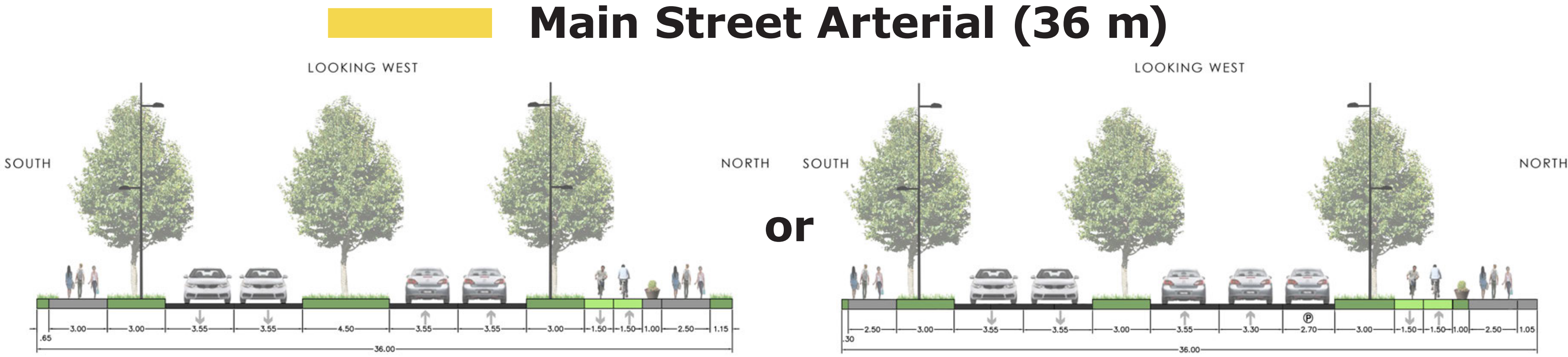
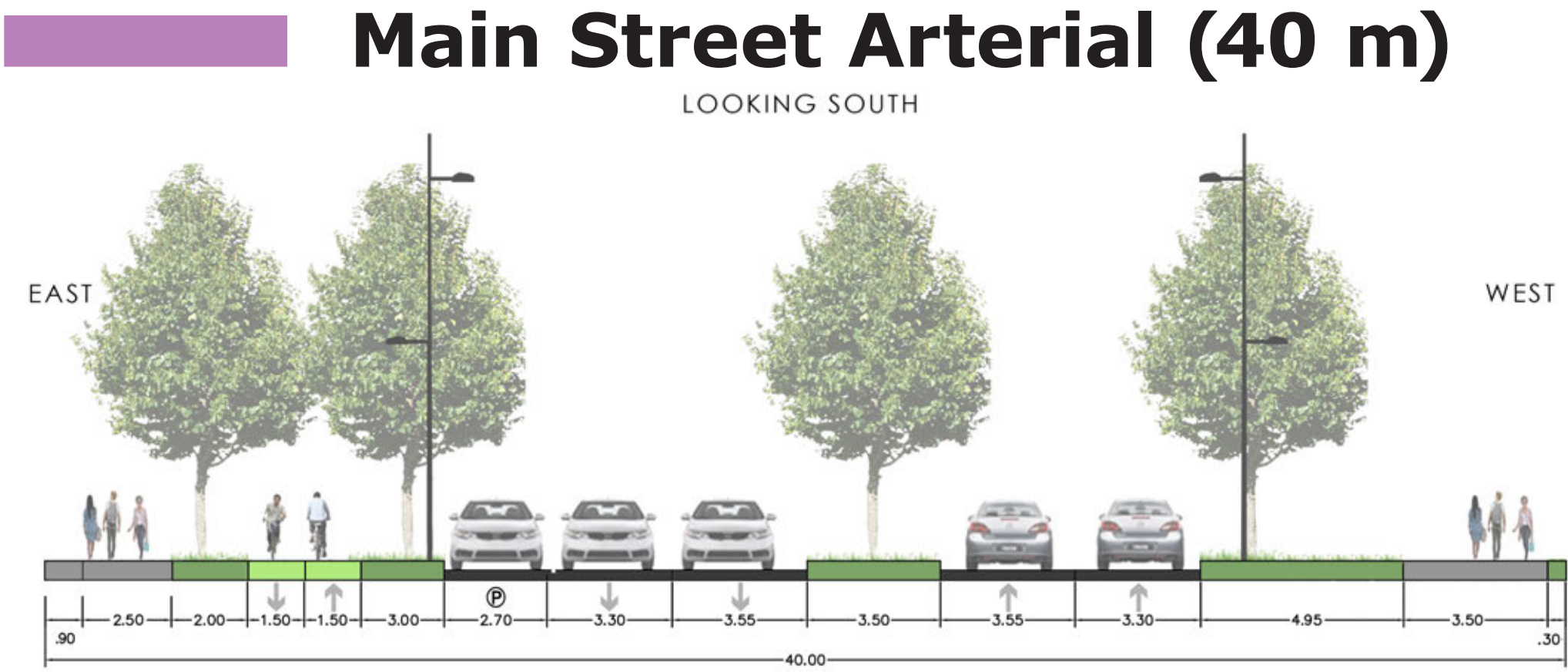
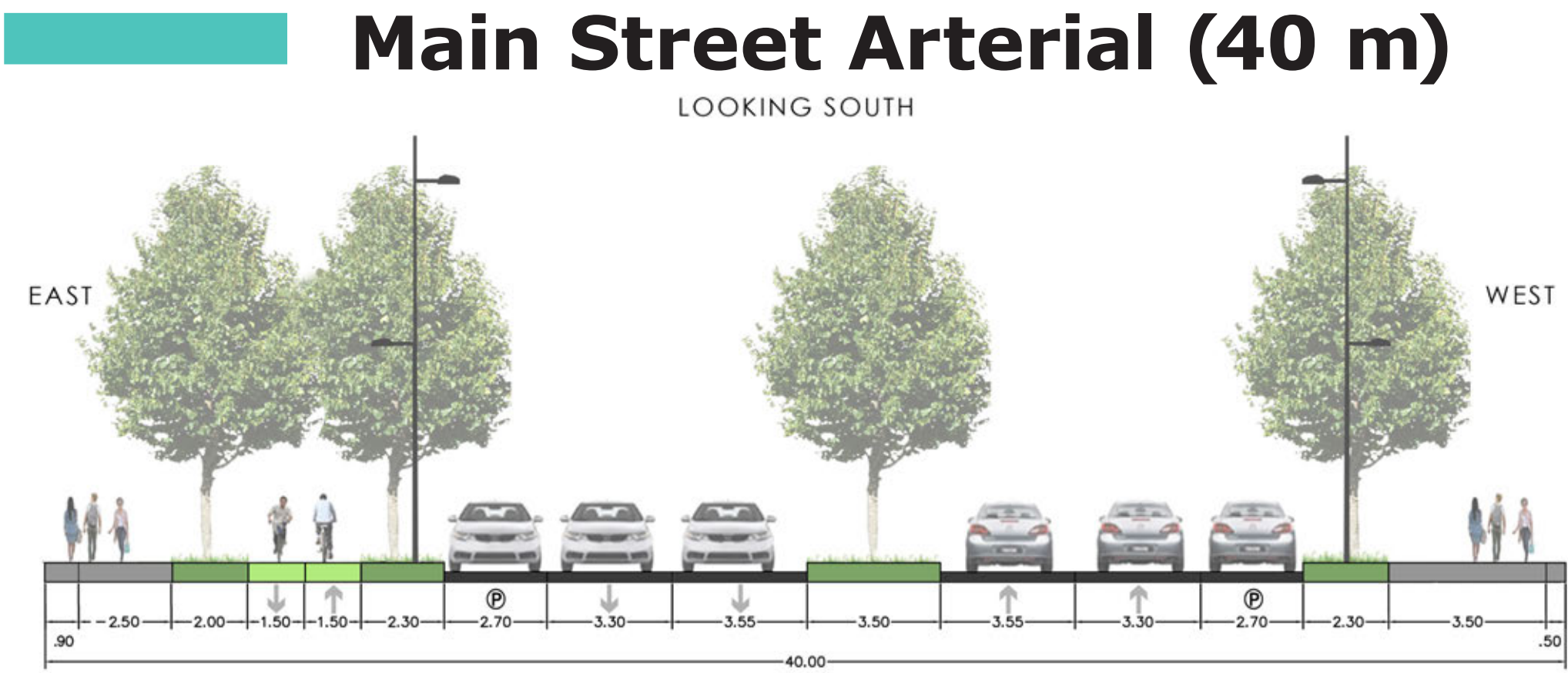
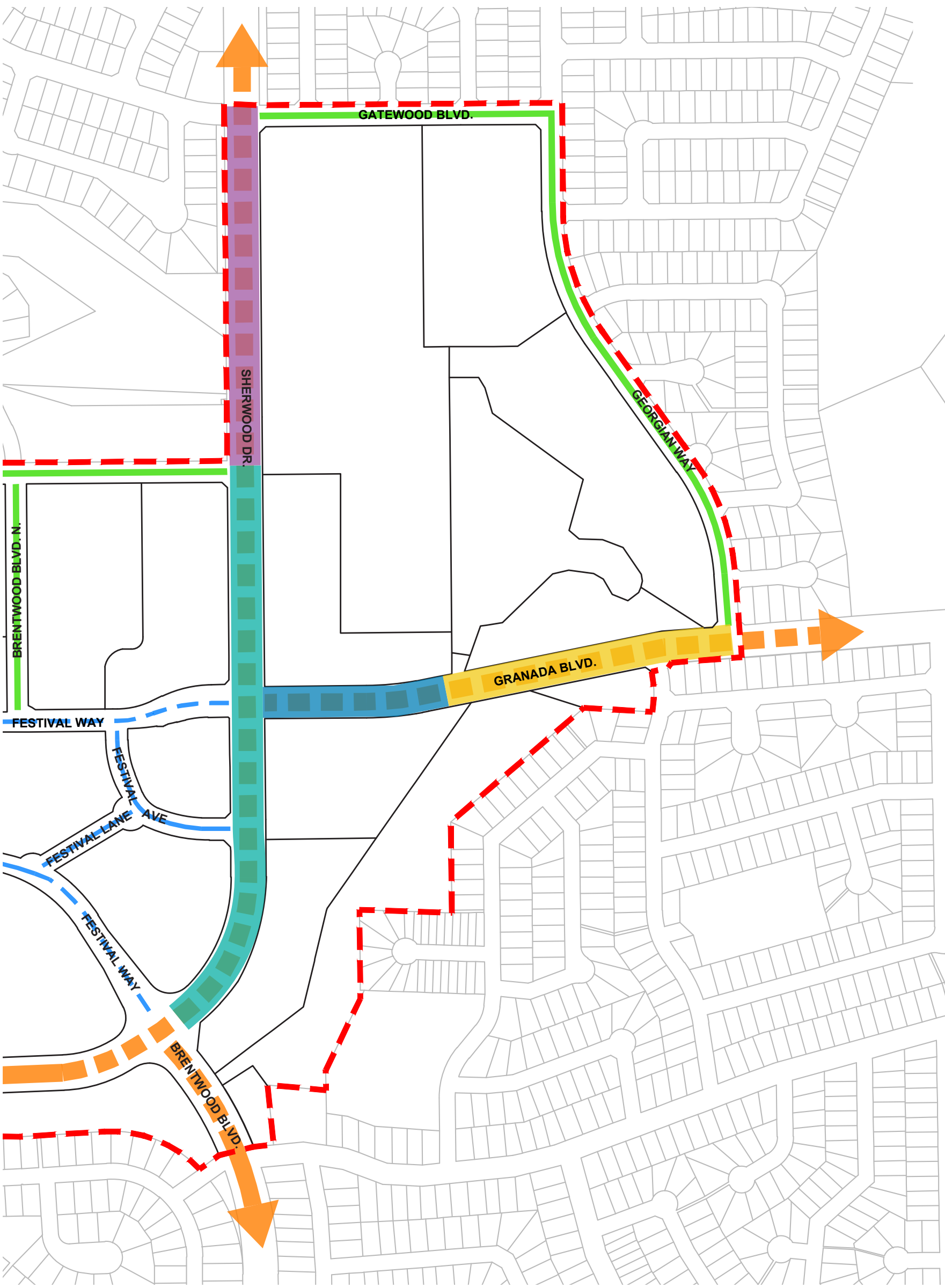
**Note:** Exact alignment and treatment of potential future infrastructure will be determined with detailed design.





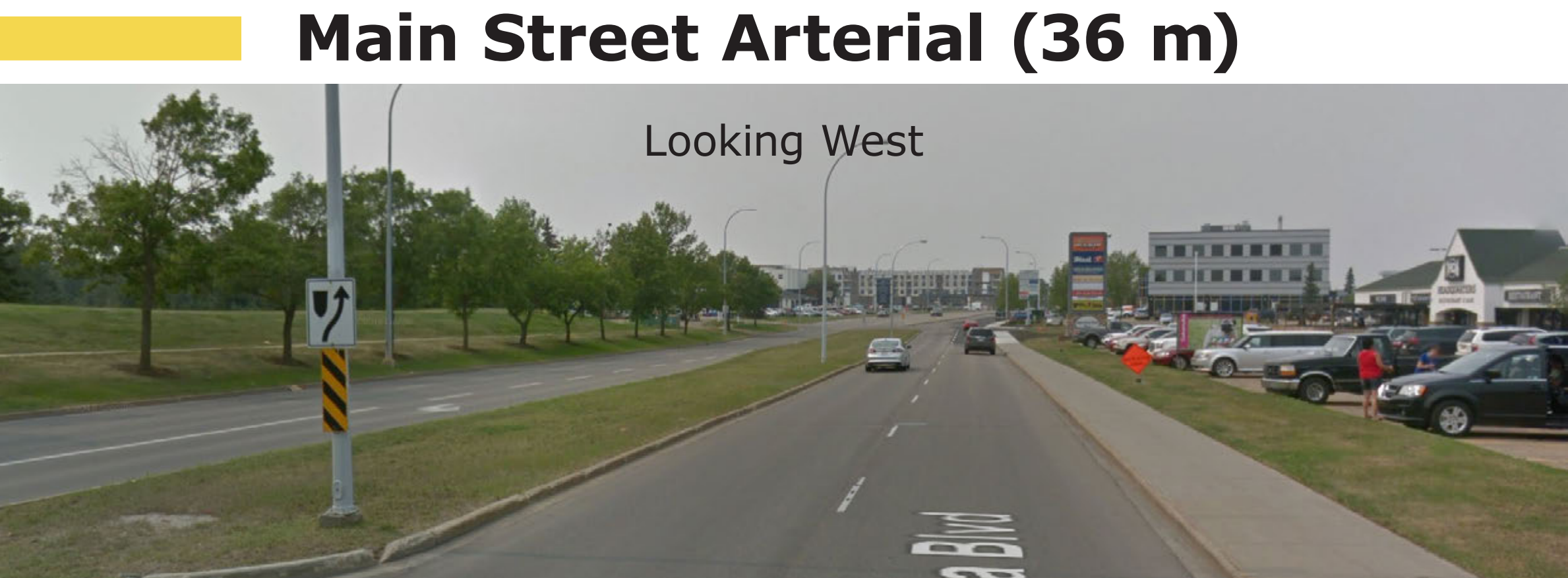
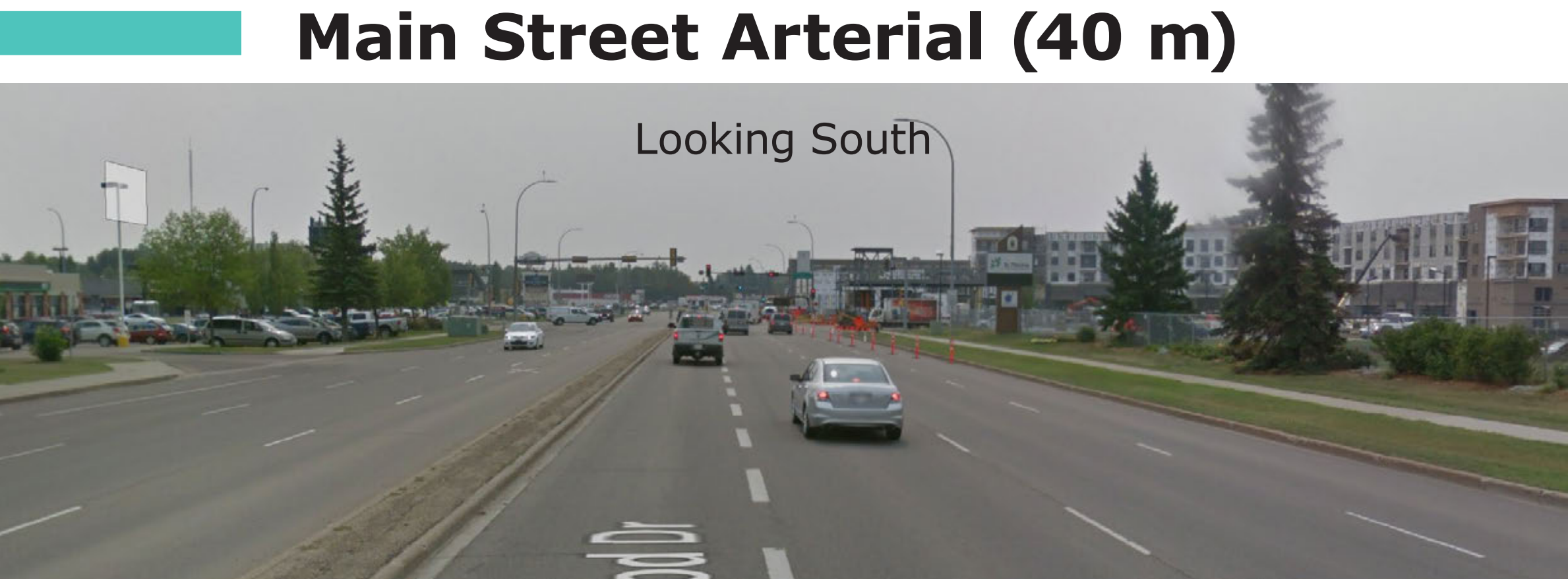
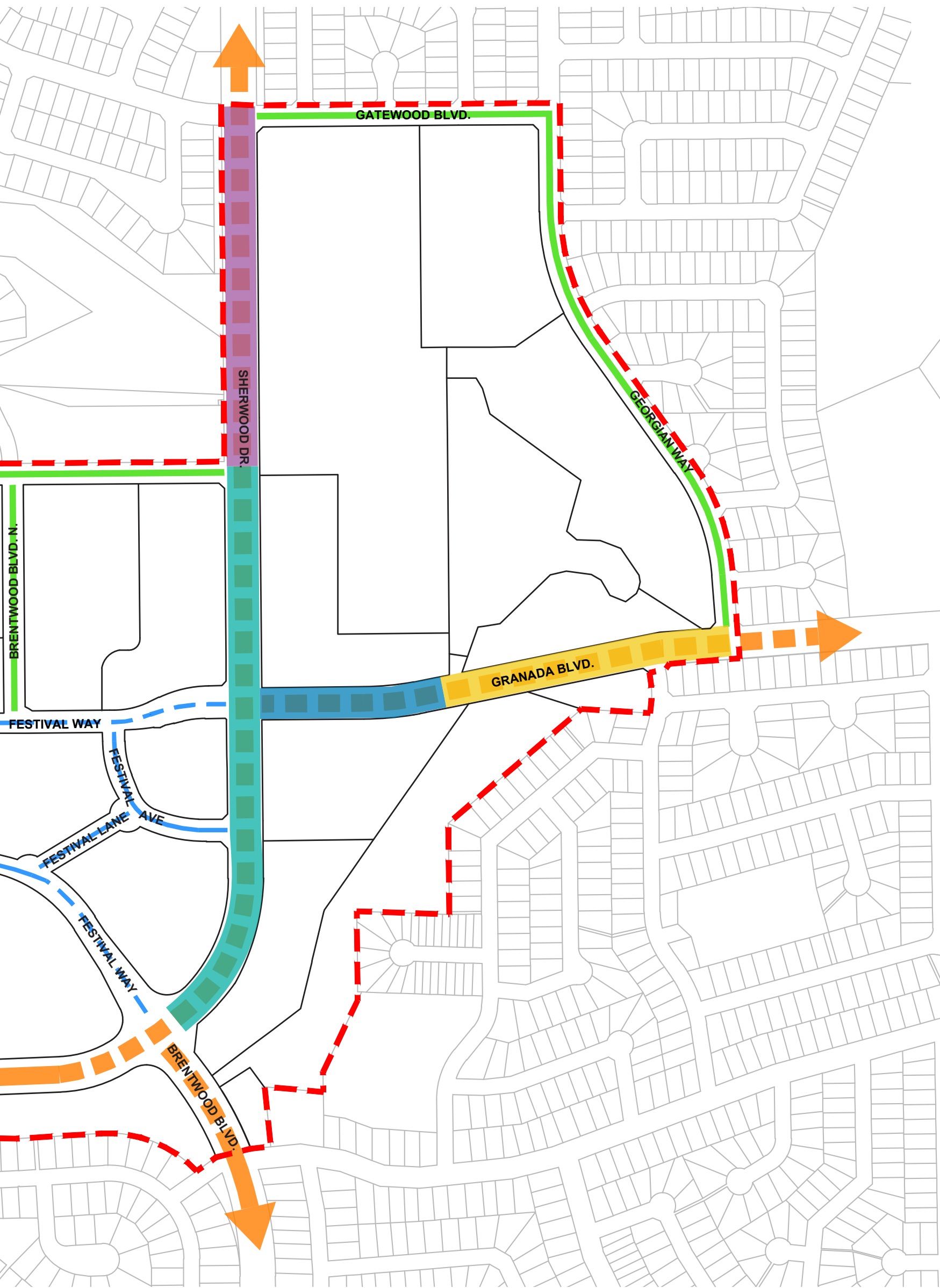


## PROPOSED CONCEPTUAL CROSS-SECTIONS (MAIN STREET ARTERIALS)



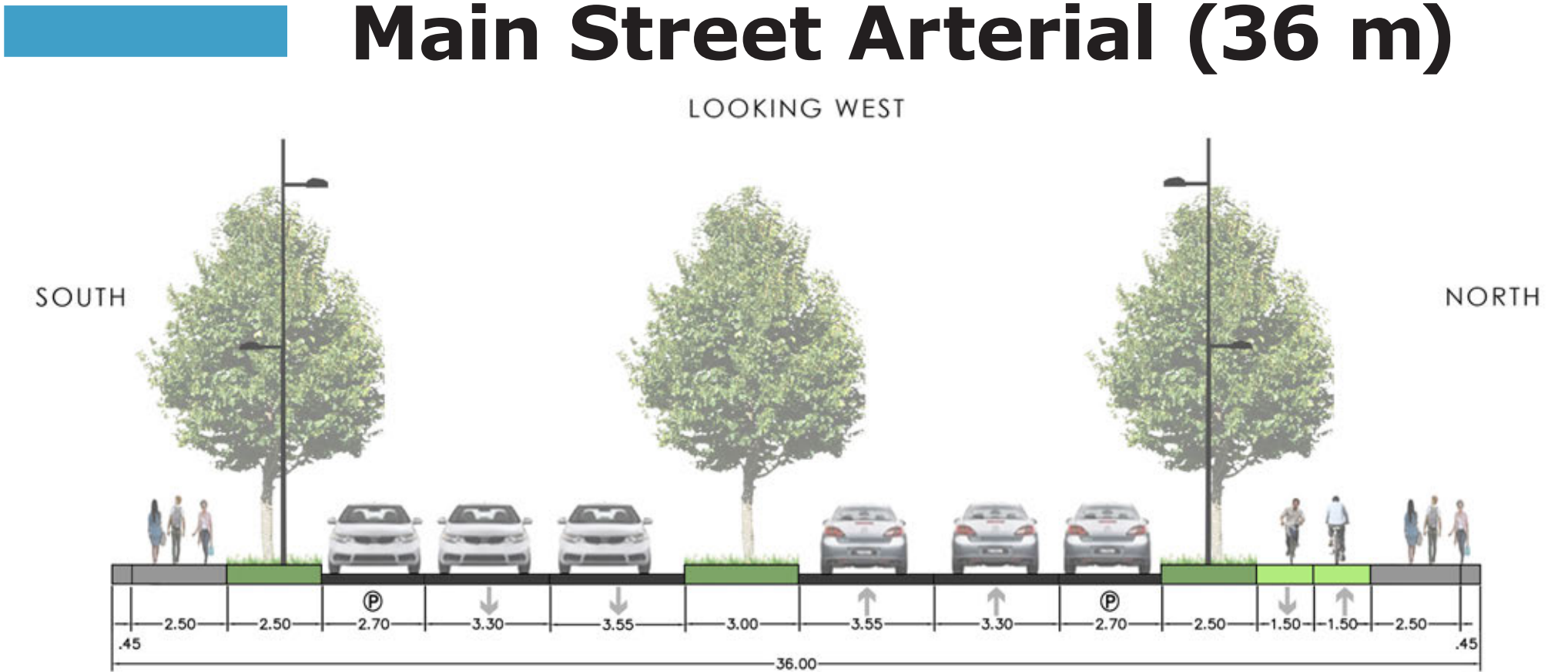
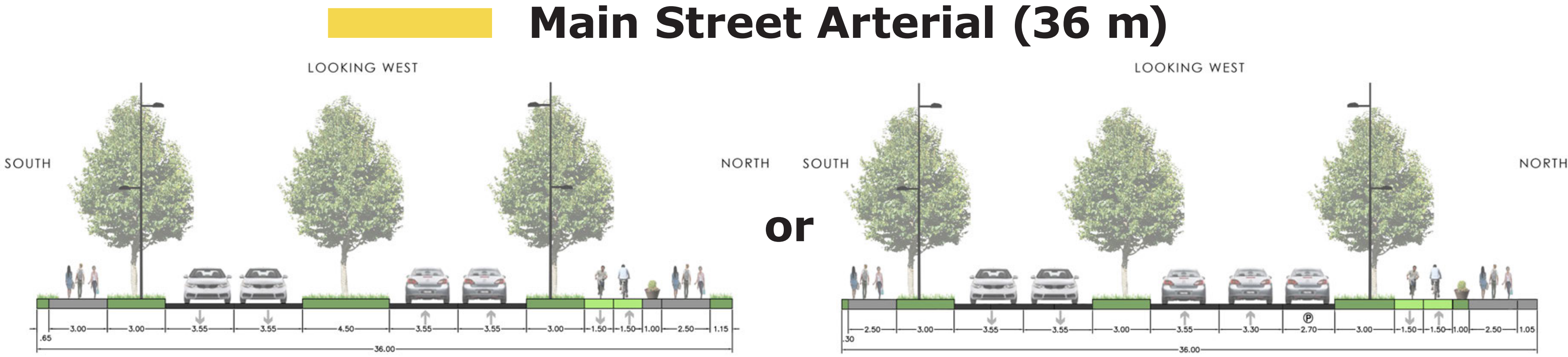
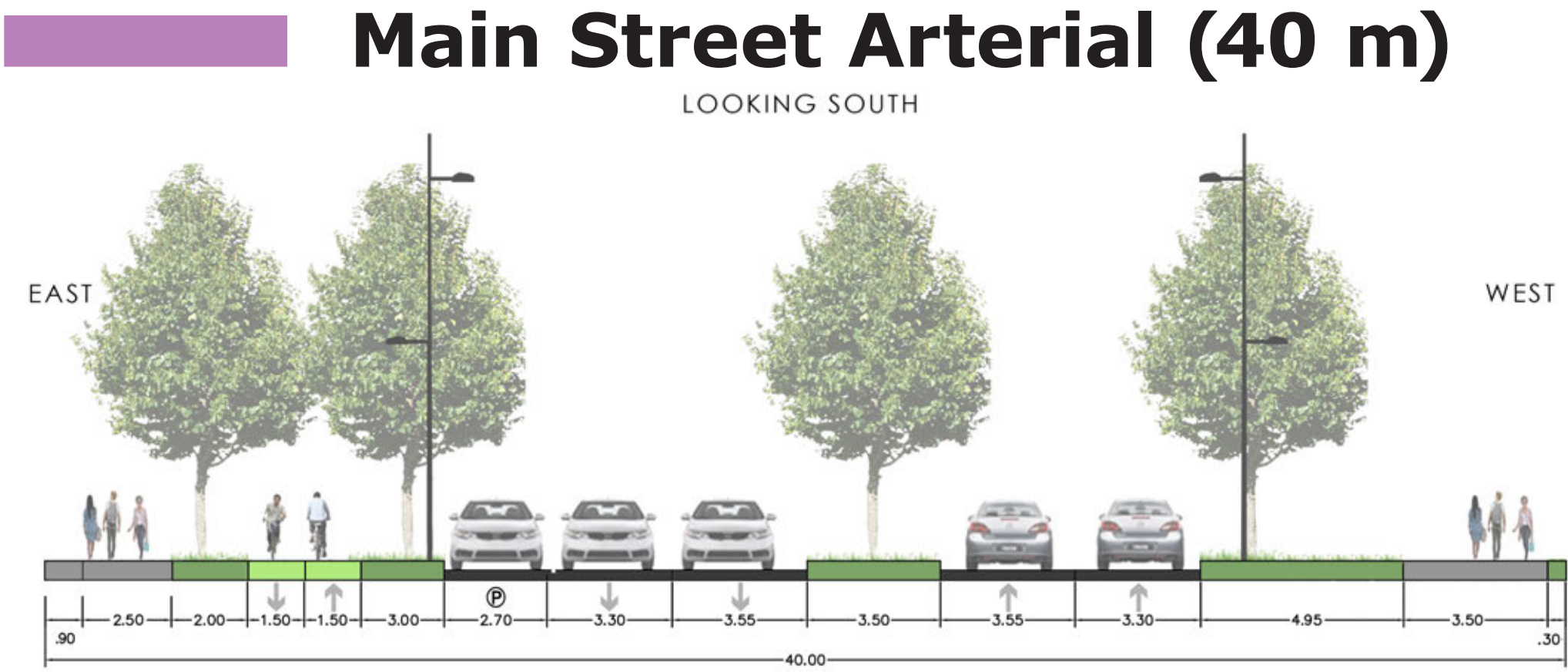
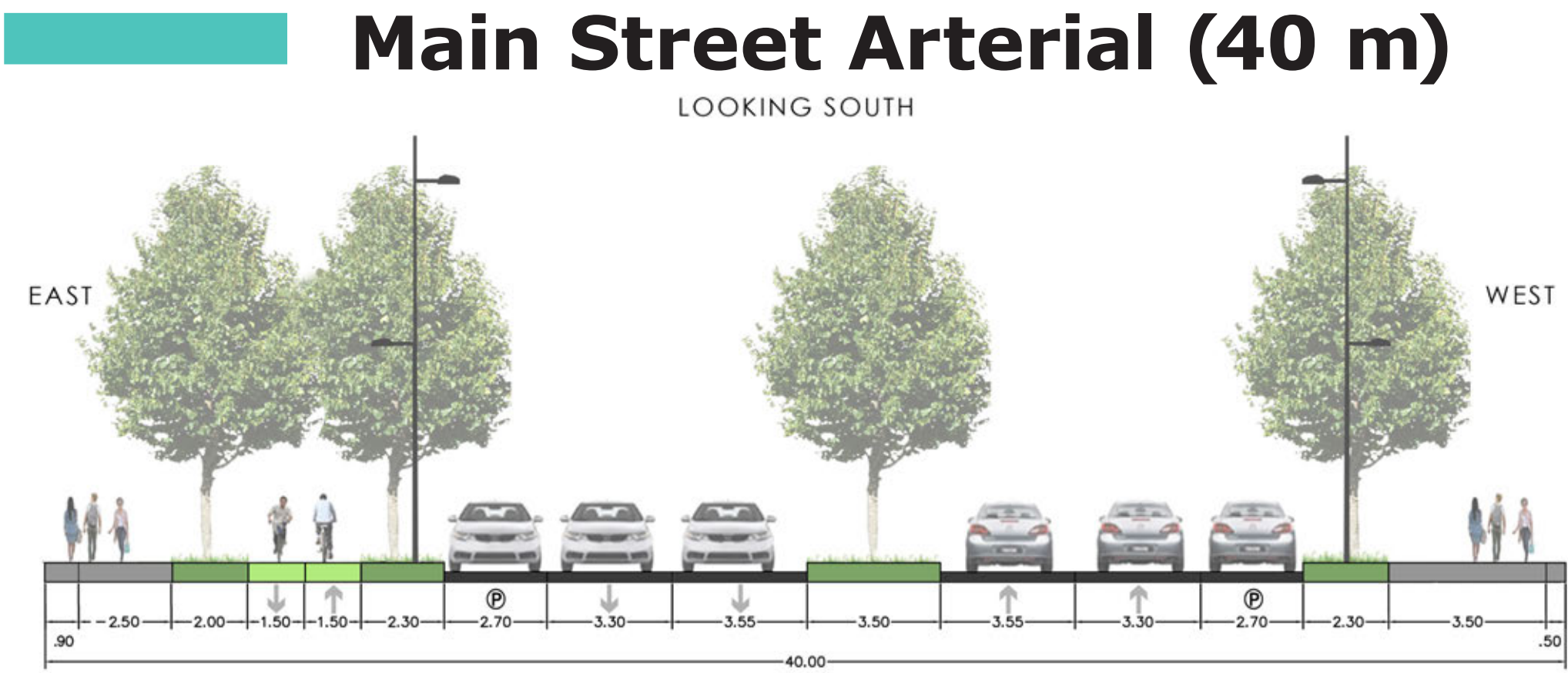
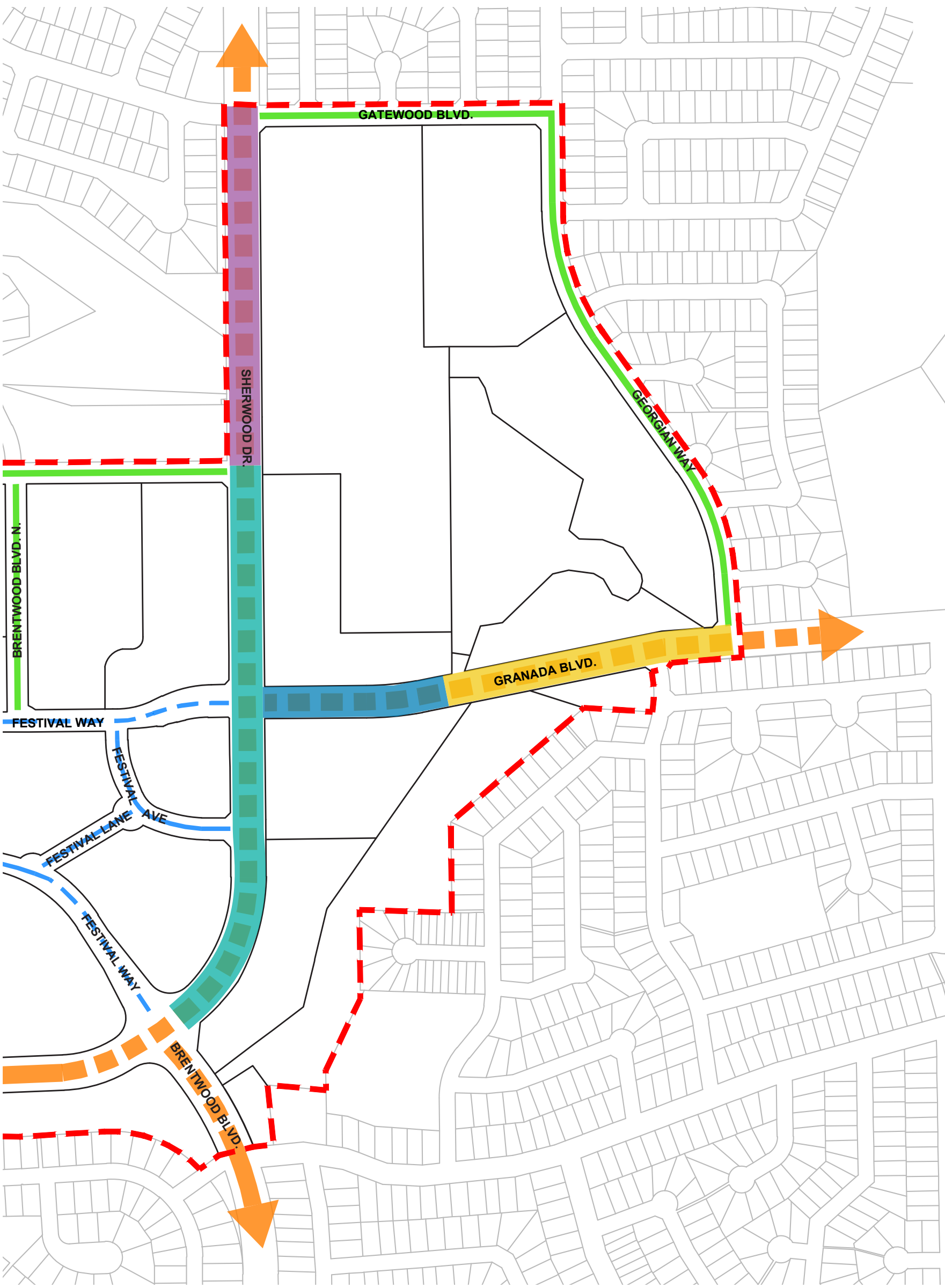


EXISTING  
CROSS-SECTIONS  
(MAIN STREET ARTERIALS)



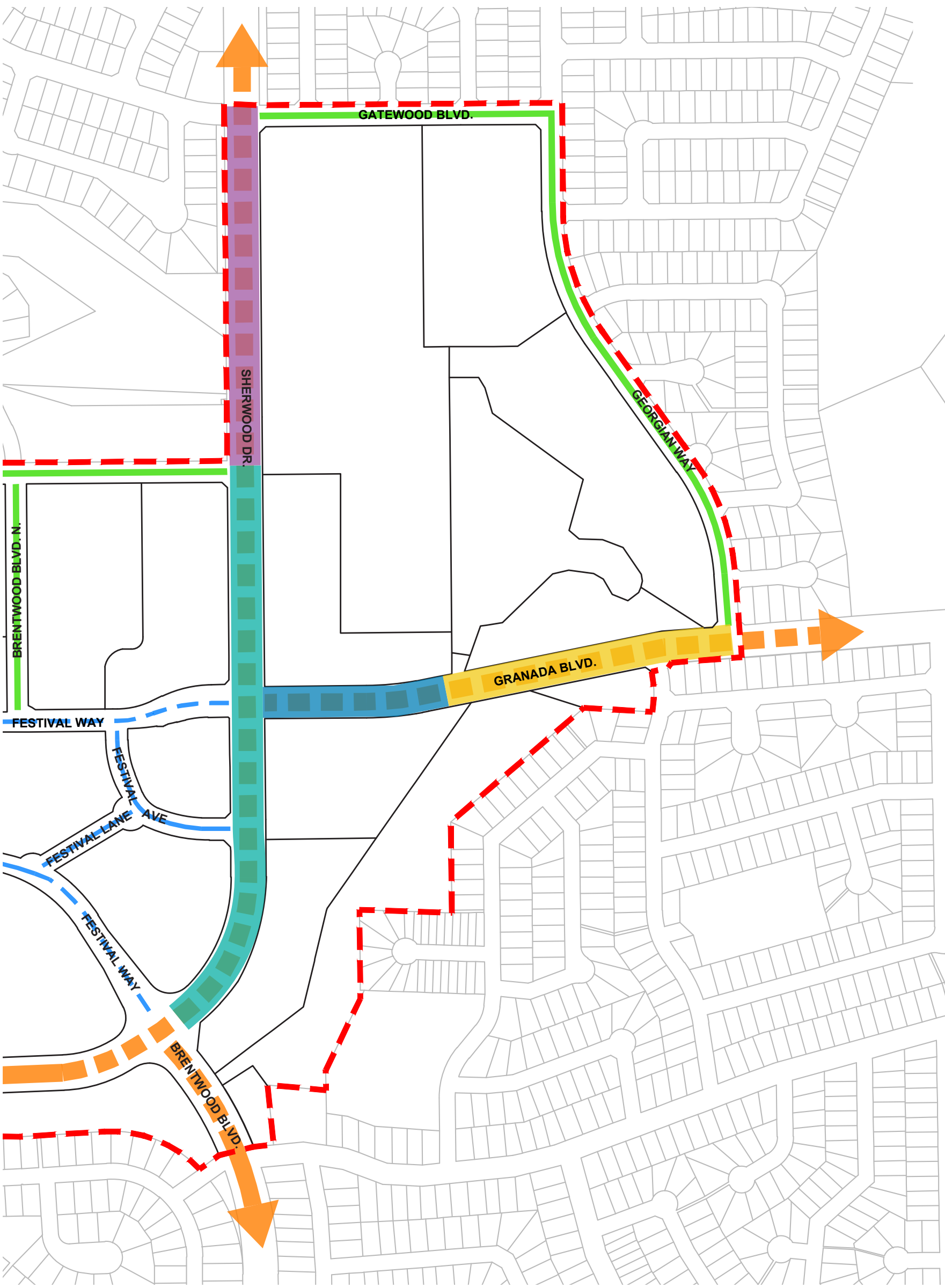


## PROPOSED CONCEPTUAL CROSS-SECTIONS (MAIN STREET ARTERIALS)

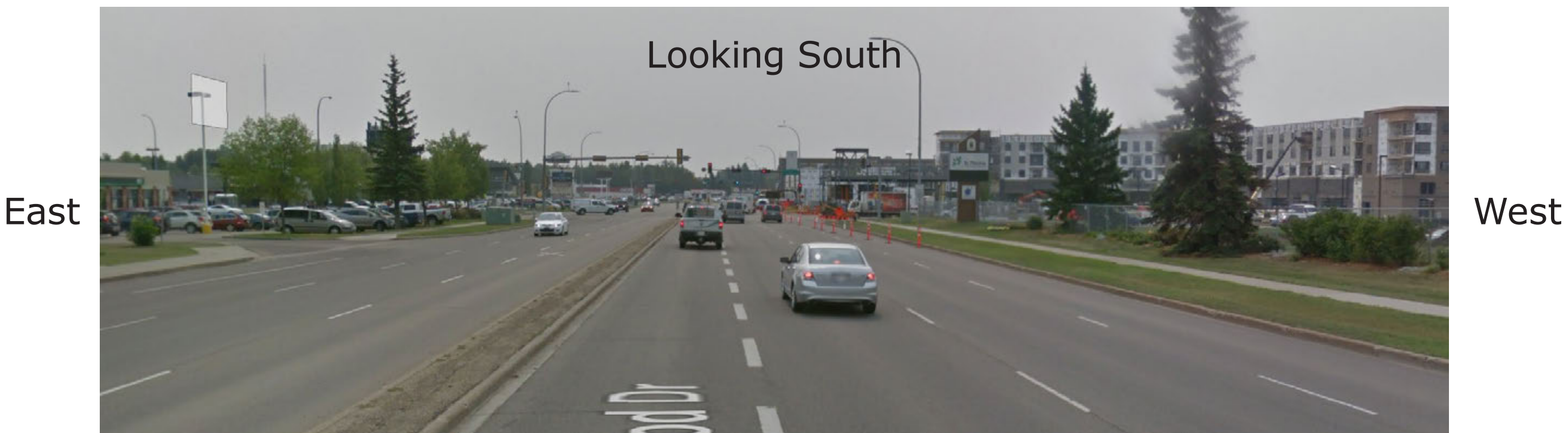




## EXISTING CROSS-SECTIONS (MAIN STREET ARTERIALS)



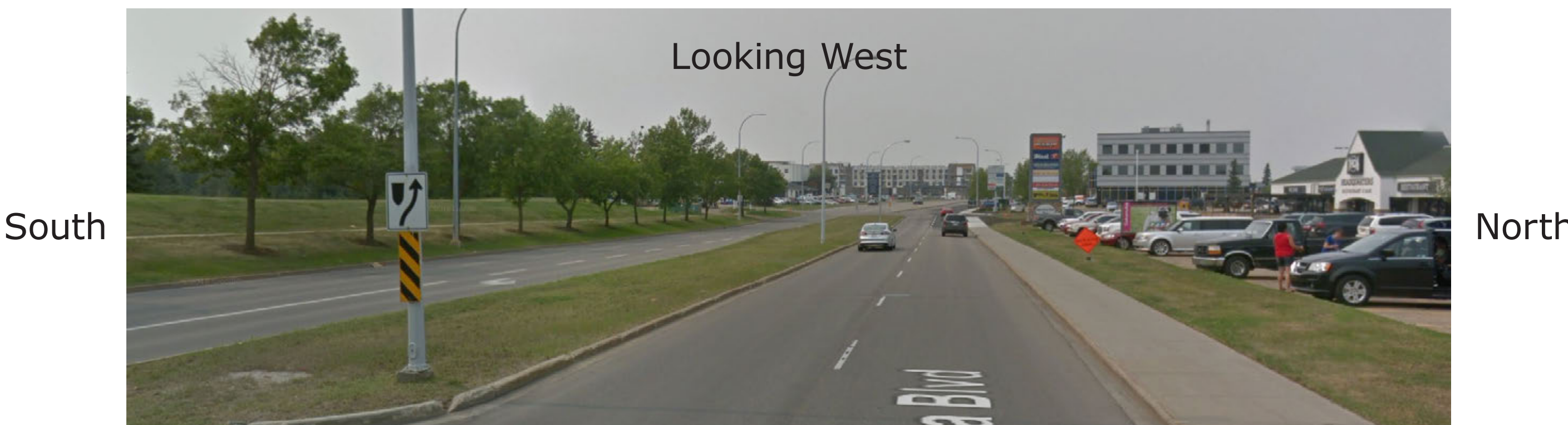
**Main Street Arterial (40 m)**



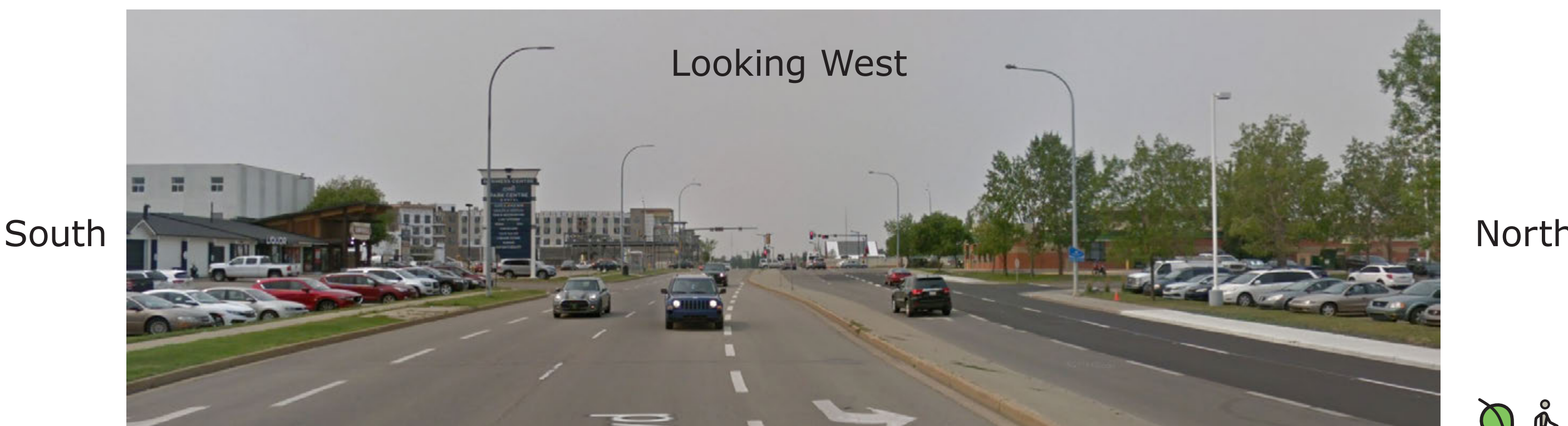
**Main Street Arterial (40 m)**



**Main Street Arterial (36 m)**

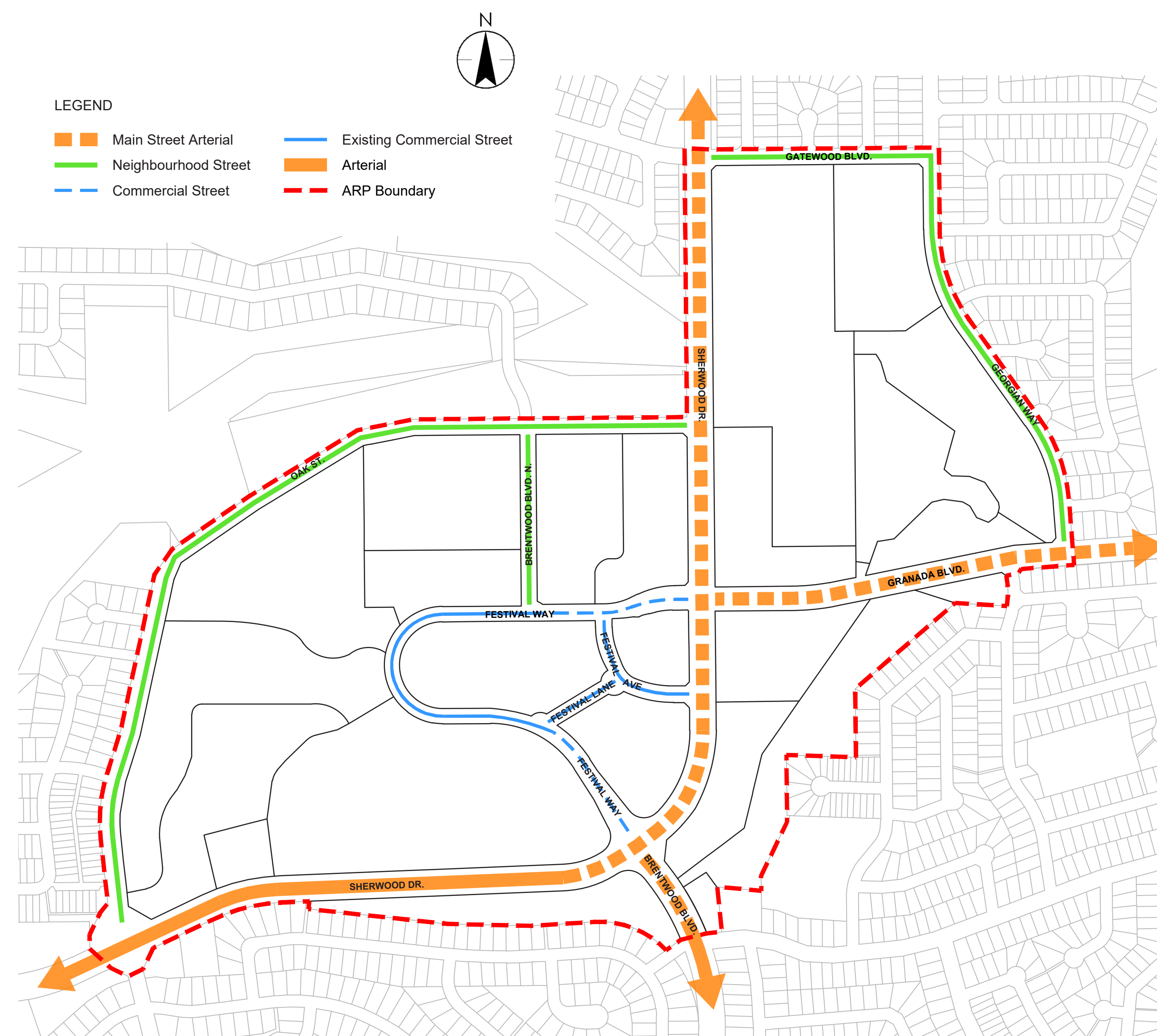


**Main Street Arterial (36 m)**





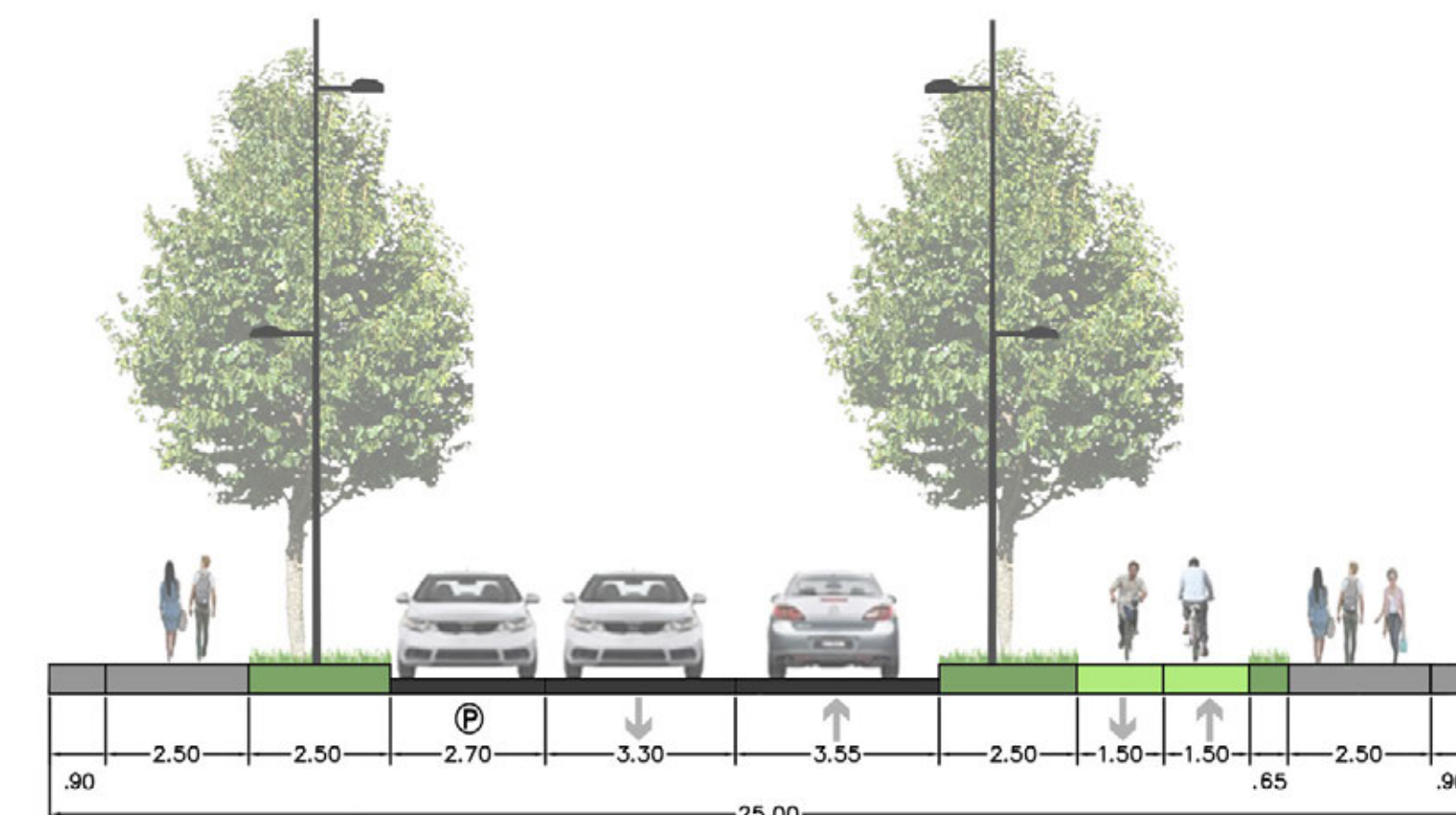
## PROPOSED CONCEPTUAL CROSS-SECTIONS (OTHER STREET CLASSES)



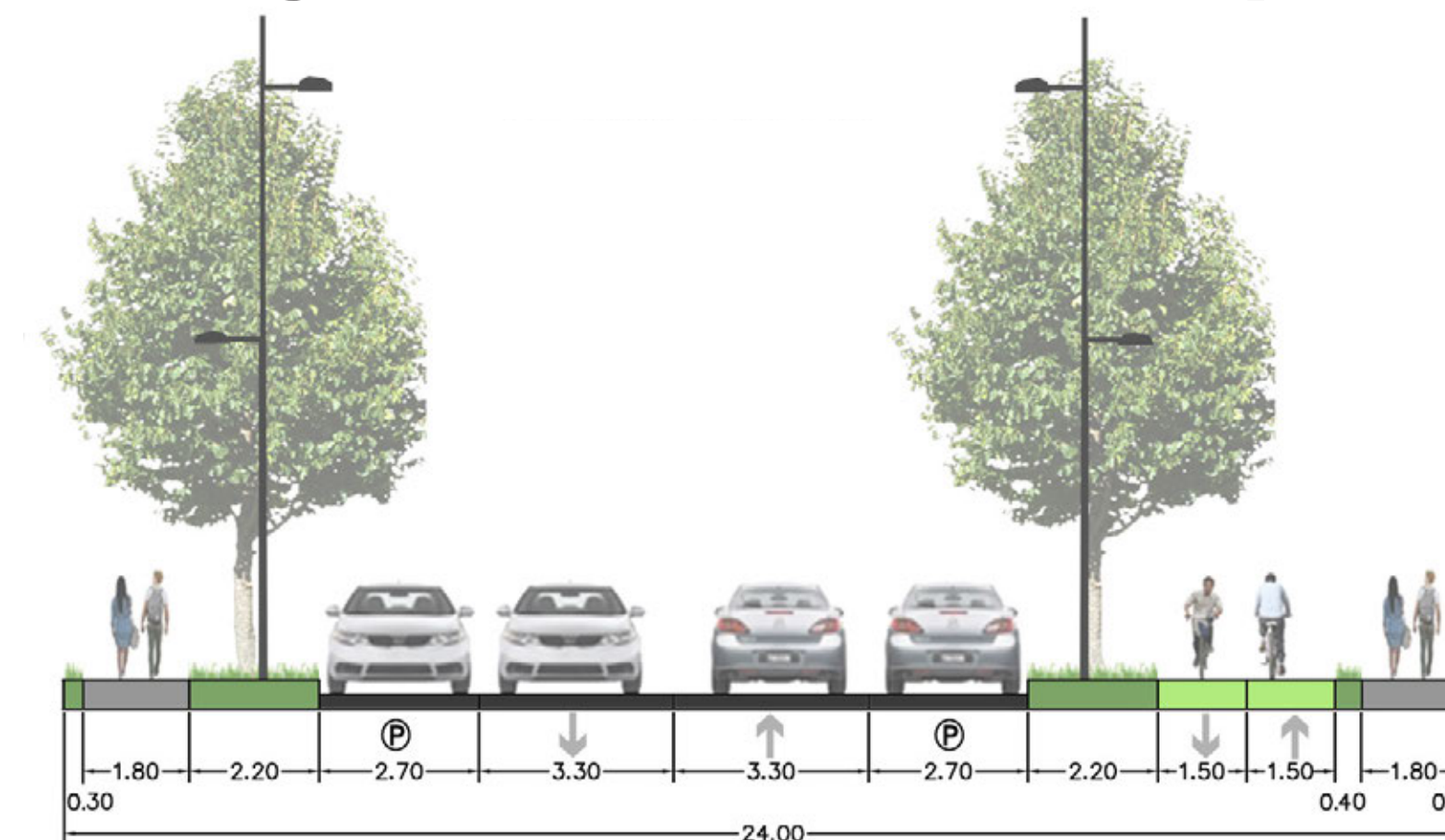
### Existing Commercial Street

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

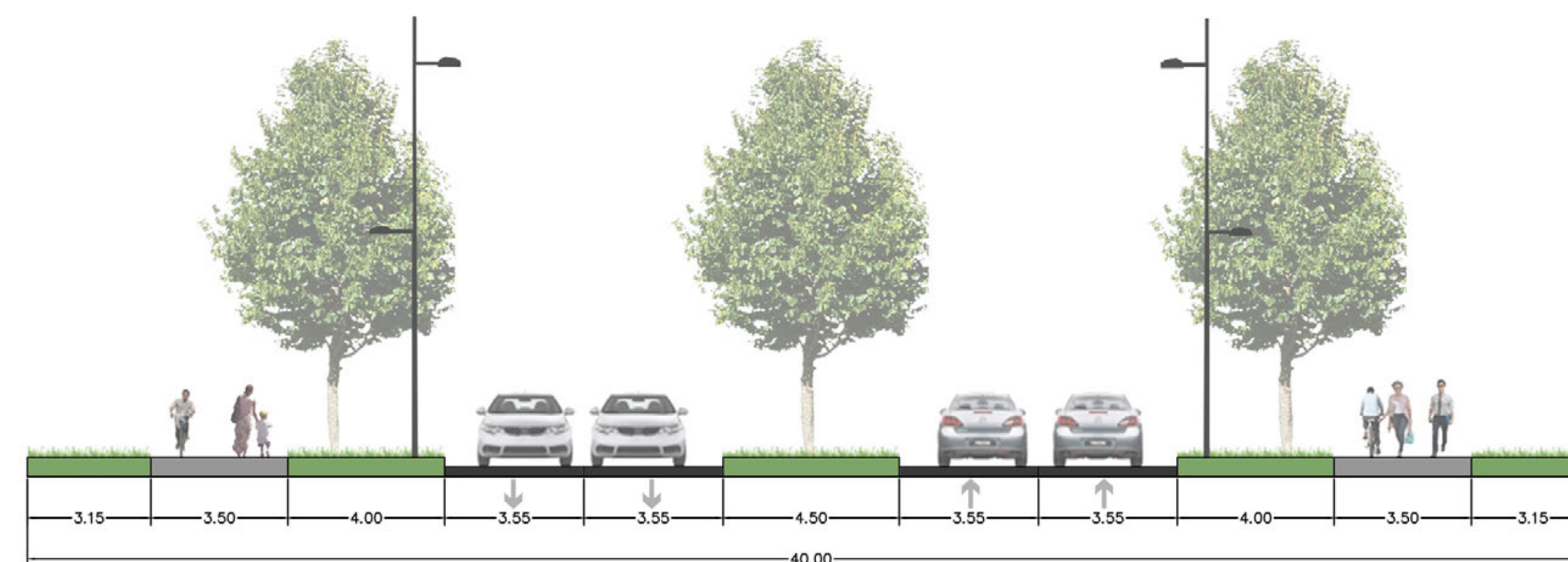
### Commercial Street (25 m)



### Neighbourhood Street (24 m)



### Arterial (40 m)



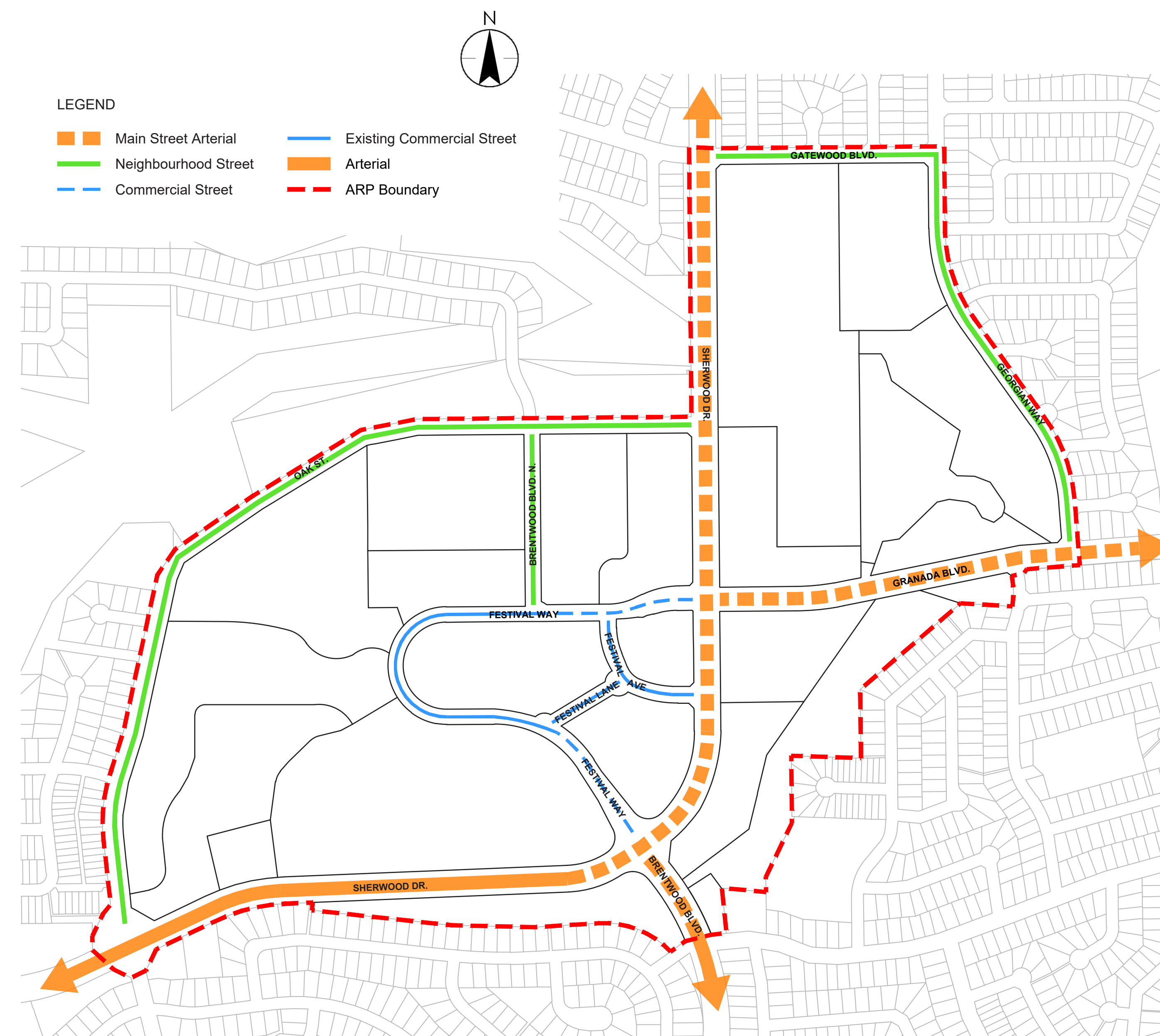
STRATHCONA  
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## EXISTING CROSS-SECTIONS (OTHER STREET CLASSES)



### 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)



STRATHCONA  
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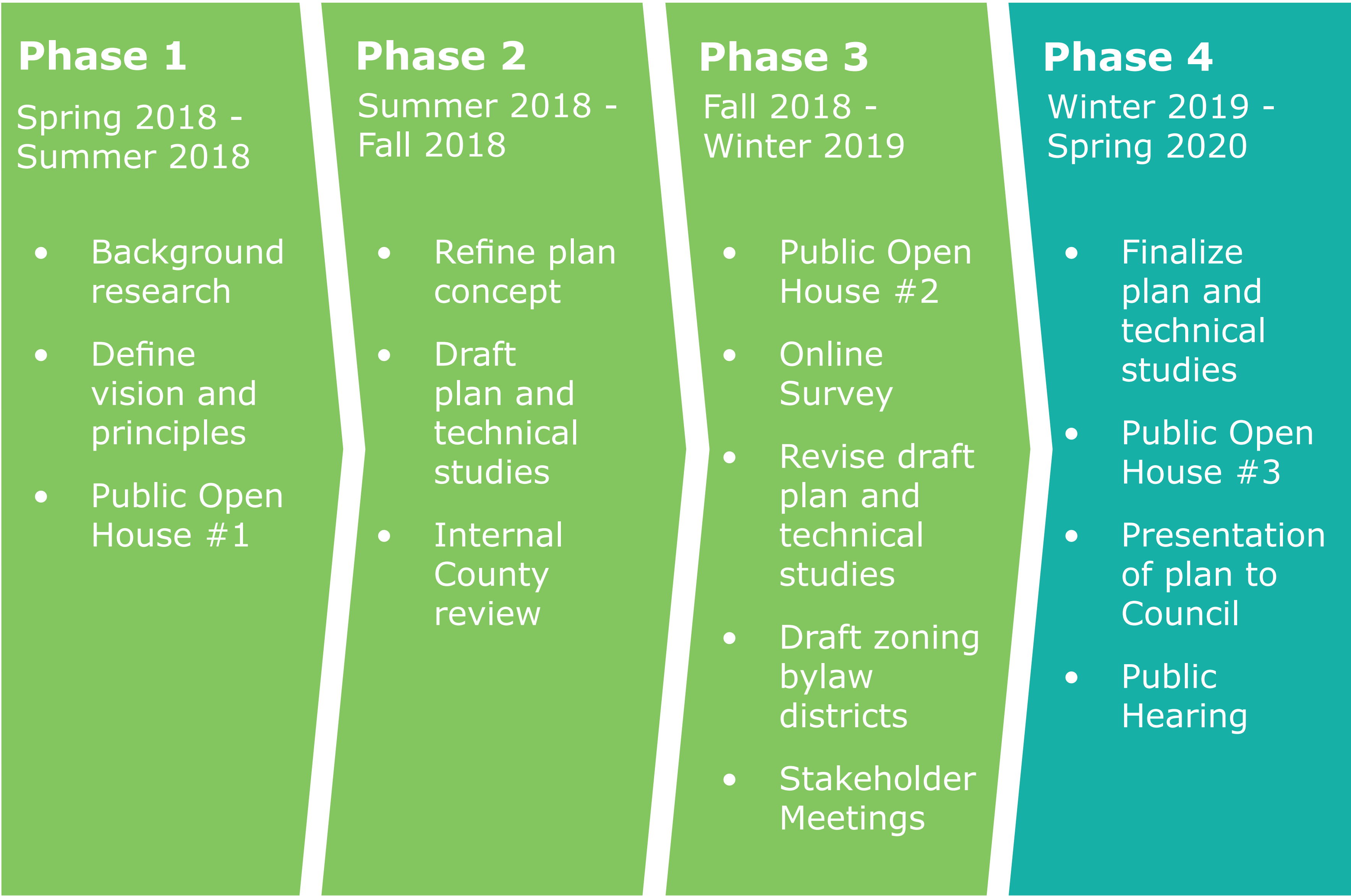


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# Thank you for coming!

## NEXT STEPS



WE ARE HERE

## HAVE COMMENTS? QUESTIONS?

### Learn more

[www.strathcona.ca/CITPupdate](http://www.strathcona.ca/CITPupdate)

### Talk to our project team

Deanna Cambridge, Strathcona County  
 phone: 780-464-8079    [Deanna.Cambridge@strathcona.ca](mailto:Deanna.Cambridge@strathcona.ca)

**Fill out a comment sheet or complete our online survey!**



