

**Bylaw 1-2020 to repeal and replace the Centre in the Park Area Redevelopment Plan  
Bylaw 55-2015 (second and third readings)****Report Purpose**

To provide information to Council to make a decision on second and third readings of Bylaw 1-2020 that will repeal the existing Centre in the Park (CITP) Area Redevelopment Plan (ARP) Bylaw 55-2015 and replace it with a new CITP ARP.

**Recommendations**

1. THAT Bylaw 1-2020, a bylaw that proposes to repeal the existing CITP ARP Bylaw 55-2015 and replace it with a new CITP ARP, be given second reading.
2. THAT Bylaw 1-2020 be given third reading.
3. THAT the CITP Design and Construction Standards, as set out in Enclosure 4 of the Planning and Development Services September 8, 2020 report, be approved.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

**Report**

The existing CITP ARP Bylaw 55-2015 was originally completed in 1990 and has since been amended on several occasions. The document is outdated and requires replacement to reflect existing development patterns and align with best practices in redevelopment.

In 2017, the Edmonton Metropolitan Region Growth Plan was approved. The new regional growth plan sets growth expectations for municipalities within the region. The new regional growth plan requires that member municipalities with urban areas define an Urban Centre and aspire to a density target of 100 dwelling units per net residential hectare (du/nrha) within this urban centre. Development within the urban centre will also contribute to the Regional Growth Plan's aspirational intensification target of 17.5%. An update is required to meet the objectives of the new regional plan.

In 2017, Strathcona County adopted a new Municipal Development Plan (MDP). CITP is designated as the Urban Centre for Sherwood Park within the new MDP. An update to the ARP is required to meet the objectives of the MDP.

Enclosed is the final CITP ARP included as Bylaw 1-2020, as well as the CITP design and construction standards, both of which will require final approval by Council.

Bylaw 1-2020 is supported by Bylaw 3-2020, an amendment to MDP Bylaw 20-2017. The purpose of proposed Bylaw 3-2020 is to amend the MDP Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area. The *Municipal Government Act (MGA)*, Section 634, requires that an ARP be consistent with any MDP.

The CITP ARP was sent to the Edmonton Metropolitan Region Board (EMRB) after first reading. It was approved by the EMRB and found to be compliant with the Edmonton Metropolitan Region Growth Plan.

Bylaw 1-2020 is also supported by Bylaw 2-2020 to amend Land Use Bylaw 6-2015, which is needed in order to implement the policies of the proposed CIP ARP in the Land Use Bylaw.

An overview of the proposed CIP ARP, amendment to the MDP, amendments to the Land Use Bylaw as well as the proposed design and construction standards were presented at the Priorities Committee Meeting on March 10, 2020. The PowerPoint presentation from that meeting has been attached as Enclosure 6 for additional reference.

### **Council and Committee History**

June 9, 2020	Council gave first reading to Bylaw 1-2020, a bylaw that proposes to repeal the existing CIP ARP Bylaw 55-2015 and replace it with a new CIP ARP.
March 10, 2020	Priorities Committee received the CIP ARP final draft documents as a strategic initiative and update.
October 22, 2019	Priorities Committee received the CIP ARP update as a report for information.
February 12, 2019	Priorities Committee received the CIP ARP update as a strategic initiative and update.
September 18, 2018	Priorities Committee received the CIP ARP update as a strategic initiative and update.
June 12, 2018	Priorities Committee received the CIP ARP update as a report for information.
February 23, 2016	Council adopted Bylaw 55-2015, a bylaw which repealed and replaced Bylaw 80-90. Bylaw 55-2015 included several original sections from Bylaw 80-90 as well as selected revised sections related to a site specific proposal.
February 11, 2003	Council adopted Bylaw 141-2002, an amendment to the CIP ARP Bylaw 80-90.
November 27, 1990	Council adopted the CIP ARP Bylaw 80-90.

### **Other Impacts**

**Policy:** MDP Bylaw 20-2017 requires an ARP and supporting technical documents for the Urban Centre Policy Area.

**Legislative/Legal:** The *MGA* provides that Council may, by bylaw, adopt an ARP. The *MGA* provides that an ARP must be consistent with any MDP.

**Interdepartmental:** Multiple Strathcona County departments are involved in the CIP ARP update project through inter-departmental technical advisory.

**Master Plan/Framework:** The proposed ARP has been prepared in accordance with the MDP and the Edmonton Metropolitan Growth Plan. The document is supported by additional technical studies and design and construction standards.

**Communication Plan**

The CITP ARP Project included three phases of public engagement. The three phases of public engagement provided residents with a range of opportunities to provide project input. All three phases are documented under a consolidated engagement summary available online.

**Enclosures**

- 1 Bylaw 1-2020
- 2 Proposed Land Use Concept
- 3 Air photo
- 4 CITP Design and Construction Standards
- 5 Existing CITP ARP Bylaw 55-2015
- 6 March 10, 2020 Priorities Committee Meeting presentation