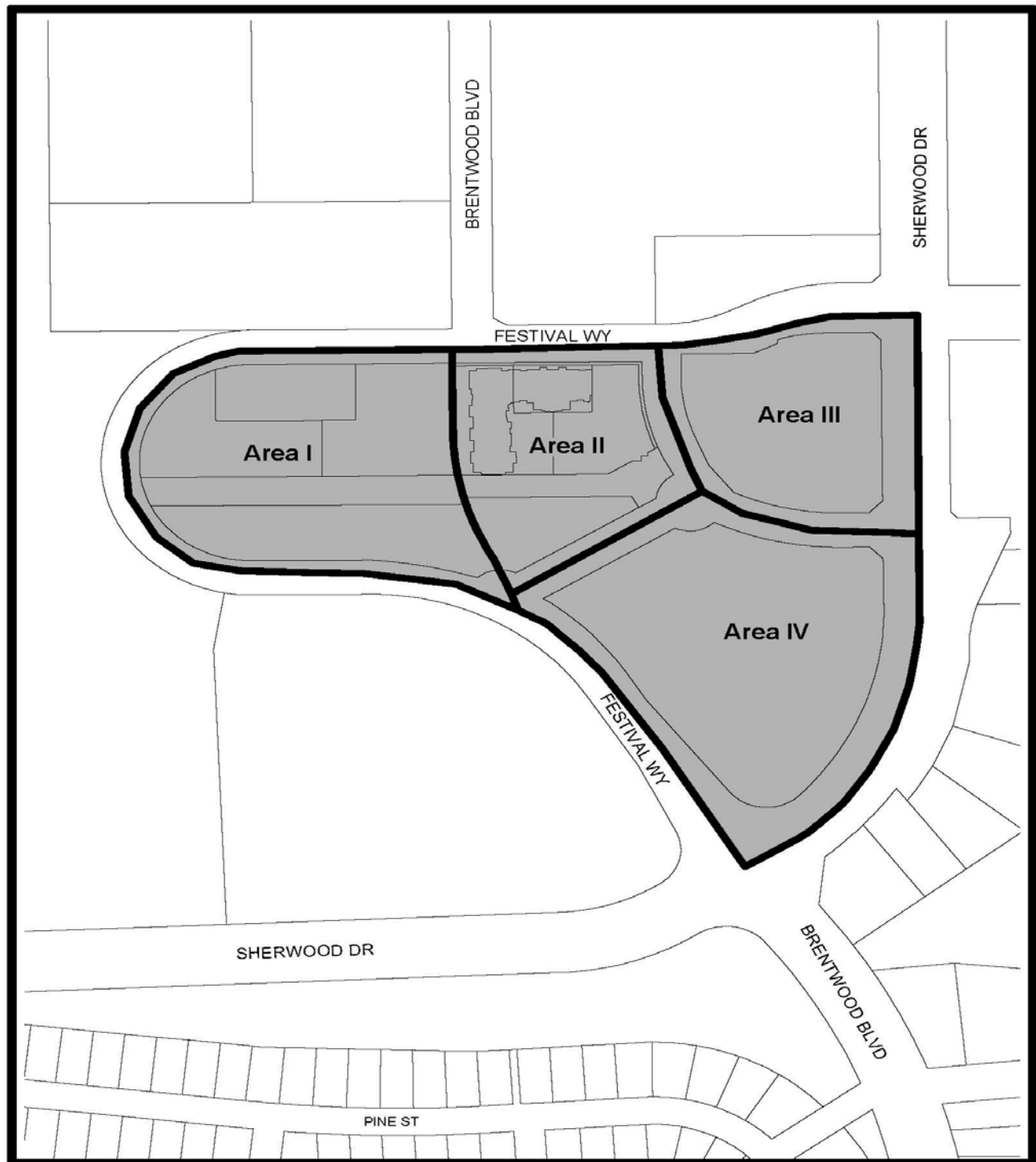


CENTER IN THE PARK URBAN VILLAGE



8.5 UV1 – CENTRE IN THE PARK ZONING DISTRICT

8.5.1. Purpose

To establish an Urban Village Zoning District which will achieve the vision for the Urban Centre for Strathcona County in the heart of Sherwood Park including:

- a) A mix of commercial, residential, municipal and related uses so that the Urban Centre is active at all times of day and season of the year.
- b) Urban rather than suburban densities to enhance the vitality and viability of the Urban Centre and help ensure a compact, pedestrian-friendly form of development.
- c) A high and consistent standard of appearance for the urban centre and for its exposure to major roads in Sherwood Park.

8.5.2. Area of Application

This Zoning District shall apply to part of the SE 34-52-23-W4 and part of the NE 27-52-23-W4 located west of Sherwood Drive adjacent to Festival Way, as shown on the above map. The Zoning District is divided into four areas or theme areas:

- a) Area I - Residential Area
- b) Area II - Mixed Use Area
- c) Area III - Commercial Area
- d) Area IV - Civic Centre Area

8.5.3. Subdivision Regulations

Subdivision of parcels within each area should generally conform to the lot configurations as shown on Drawing "B", "C", "D" and "E".

8.5.4. Parking Regulations

- a) Parking requirements shall be as listed in the following Table 8.1:

Table 8.1

Land Use	Minimum Parking Space Requirement
Apartment dwelling	1 per 1-bedroom dwelling unit; plus 1.5 per 2-bedroom dwelling unit; plus 1 per 10.4 dwelling units as designated visitor parking.
Congregate housing	0.25 space per 1 unit
Senior Citizen Housing	0.5 spaces per 1 unit
Retail, all forms	3.5 spaces per 100 m ²
Office, all forms	3.2 spaces per 100 m ²
Library/Museum	2.9 spaces per 100 m ²
Hotel	1 space per 1 unit

- b) Where a specific use is not listed on the above table, the Development Officer shall follow the requirements pursuant to the parking requirement tables within Part 4 of this Bylaw;
- c) All resident parking is to be underground or in a structure. Visitor and customer parking may be at grade;
- d) Some or all required on-site parking may be provided on a site located remotely from the development. Where required on-site parking is located on a site separate from the site of the development, the parking shall be developed in accordance with the provisions of Part 4 of this Bylaw.

Other Regulations

- 8.5.5.** Where a greater proportion of underground parking is provided to warrant a greater height, floor area ratio or site coverage or both, a Development Officer may vary the maximum development regulations up to 10%; and may refer greater variances to County Council for approval if County Council determines the variance to be in accordance with the Centre in the Park Business Plan.
- 8.5.6.** When making a decision on a development permit application, a Development Officer shall have regard for the purpose and intent of the Zoning District as defined in the general policies of the Centre in the Park Area Redevelopment Plan Bylaw, as amended from time to time.
- 8.5.7.** In addition to the regulations listed in the district, permitted and discretionary uses are subject to the applicable regulations contained within this Bylaw, unless such regulation is specifically excluded or modified by the Urban Village Zoning District.
- 8.5.8.** A Development Officer shall consider and decide upon all development permit applications within this Zoning District.

8.6 AREA I - RESIDENTIAL AREA

The purpose of this area is to provide for multiple housing in the form of apartment housing and/or town housing. The area includes an integrated linear public open space and walkway, and a minor commercial component.

8.6.1. Permitted and Discretionary Uses

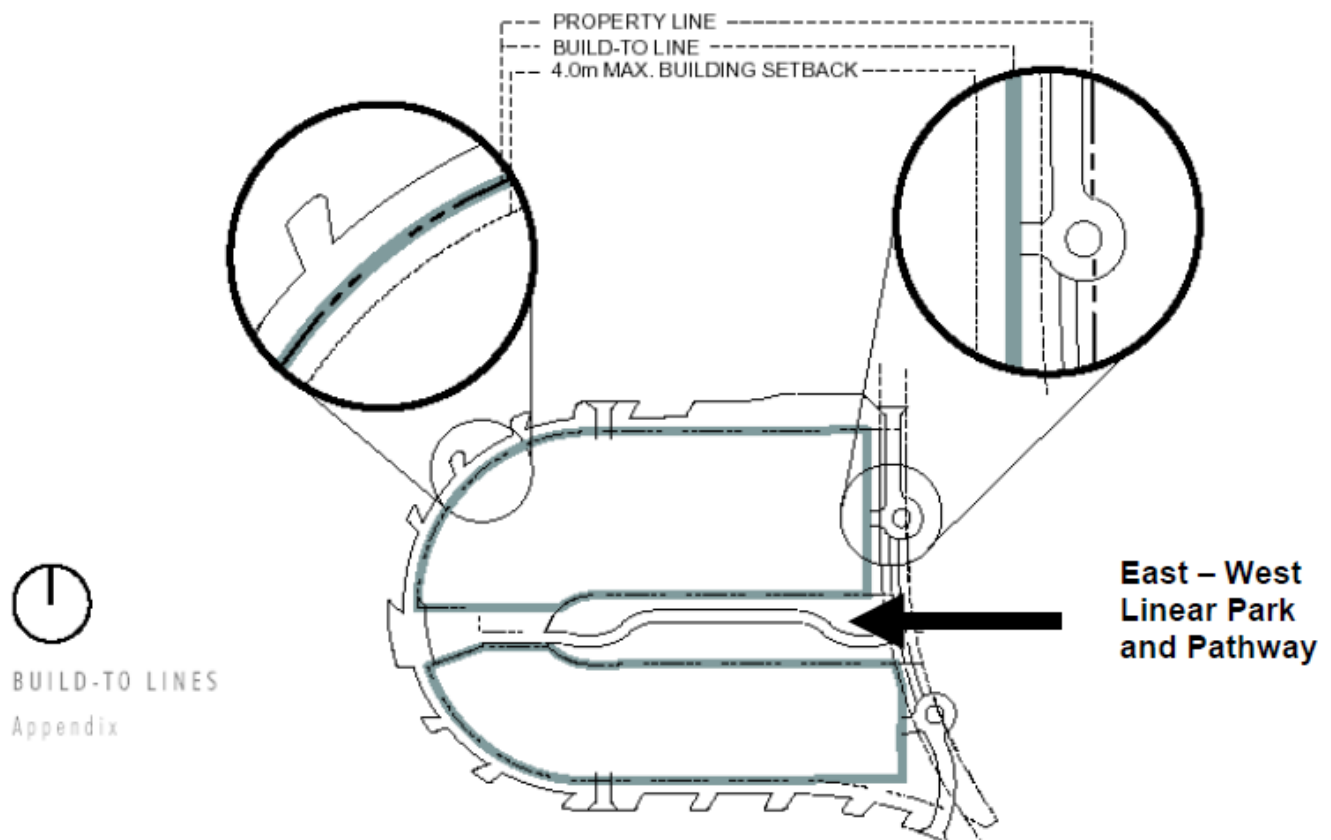
Permitted Uses	Discretionary Uses
apartment housing home business, minor parking, non-accessory town housing	care centre, intermediate food service, specialty food service, restaurant home business, major (excluding storage in on-site accessory structures) office personal service establishment recreation, indoor residential sales centre retail, convenience retail, general utility service, minor

a) Fundamental Use Provisions

- i) Discretionary uses of Area I, shall only be considered where an integral part of the larger multiple unit residential developments and are not permitted in a free standing building.
- ii) The total retail uses shall not exceed 300m².
- iii) The east-west linear park and pathway, identified as a public space on Drawing "B", is for park use only.

8.6.2. Development Regulations

- a) The maximum, at grade building setback from the build-to lines shown in Drawing "B" shall be 4.0 m.
- b) The minimum floor area ratio shall be 1.6.
- c) The maximum site coverage shall be 55%.
- d) The minimum site coverage shall be 40%.
- e) The maximum building height shall be 16.0 m.
- f) The minimum building height shall be 10.0 m.

8.6.3. Drawing 'B' Area I – Residential Area

8.7 AREA II – MIXED USE AREA

The purpose of this area is to provide for a mix of commercial uses and multiple housing. Development in this area will provide a transition between the residential area and the commercial and civic centre areas. This area includes the Urban Square and the public pathway connecting it to the residential area.

8.7.1. Permitted Uses and Discretionary Uses

Permitted Uses

apartment housing
 apartment hotel
 assisted living facility
 business support service
 care centre, intermediate
 care centre, major
(Bylaw 46-2016 – Dec 13, 2016)
 financial service
 food service, restaurant
 food service, specialty
 government service
 health service, minor
 home business, minor
 hotel
 office
 park
 parking, non-accessory
 personal service establishment
 retail, convenience
 retail, general

Discretionary Uses

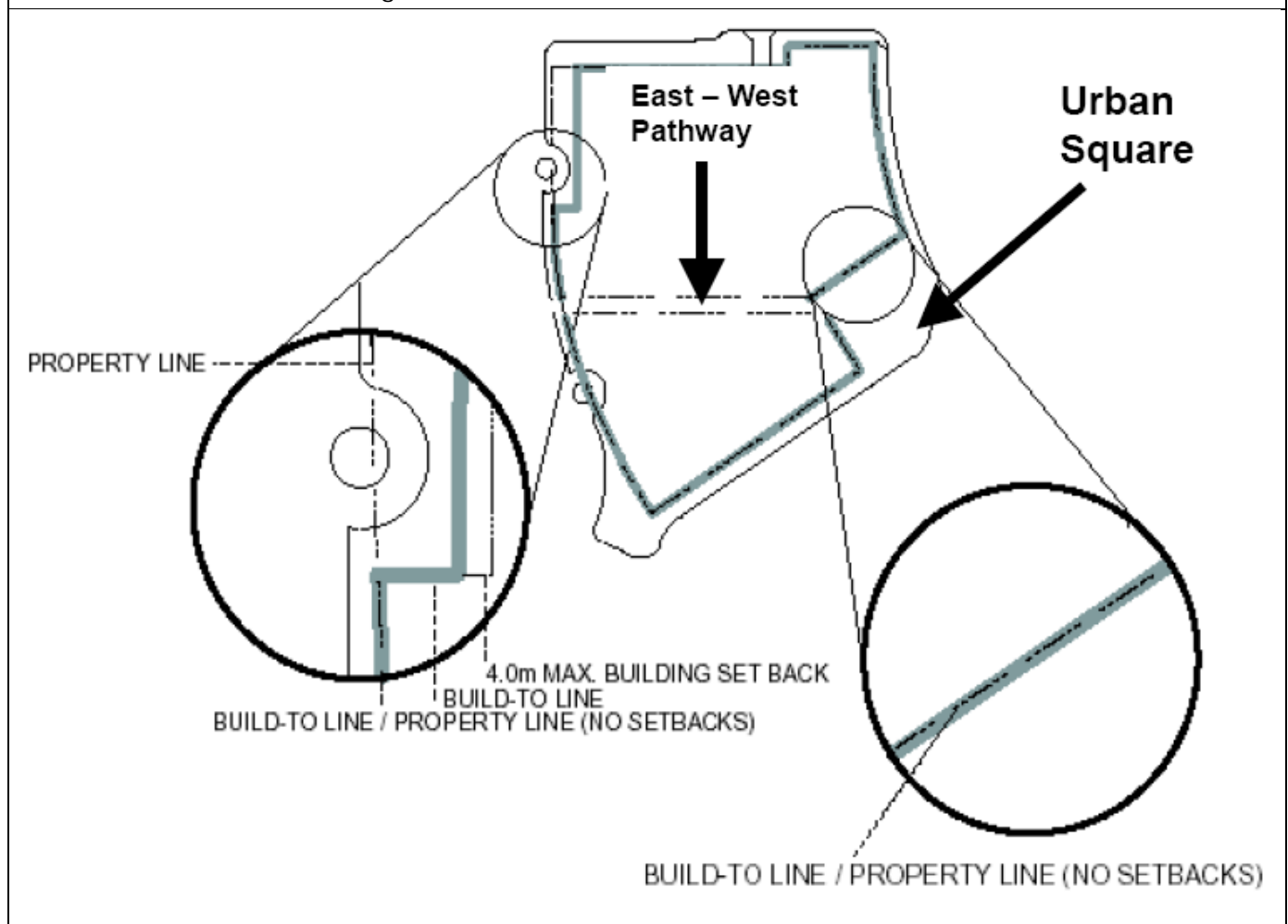
amusement arcade, minor
 commercial school
 convenience vehicle rental
 flea market
 home business, major
 (excluding storage in on-site accessory structures)
 recreation, indoor
 residential sales centre
 retail, alcohol
 senior citizen housing
 utility service, minor

a) Fundamental Use Criteria:

- i) The public space, identified as an east-west pathway on Drawing "C", is for park use only.
- ii) The Urban Square of approximately 0.4ha adjacent to the east-west pathway is for open space only.
- iii) Residential uses are permitted except in the main floor of buildings fronting onto the internal public roads and onto the Urban Square.
- iv) Hotels are permitted only in buildings fronting onto the internal public roads, and onto the Urban Square.
- v) Discretionary uses may be approved only as accessory to a principal permitted use.
- vi) The uses; commercial school, convenience vehicle rental and recreation, indoor may be considered, where in the Development Officer's opinion the proposed development would not materially interfere with or affect the use and parking availability of neighbouring parcels of land.
- vii) A retail, alcohol use shall be located so that it does not front onto Festival Way.
- viii) A flea market use shall be limited to the Urban Square in the Mixed Use Area.

8.7.2. Development Regulations

- a) The maximum, at grade building setback from the build-to lines shown in Drawing "C" is 4.0 m; except that there is no building setback from the build-to lines abutting the internal roads and the Urban Square.
- b) The minimum floor area ratio shall be 1.6.
- c) The maximum site coverage shall be 55%.
- d) The minimum site coverage shall be 40%.
- e) The maximum building height shall be 16.0 m.
- f) The minimum building height shall be 10.0 m.
- g) The principal entrances to buildings fronting onto the internal roads and the Urban Square shall be on those frontages.

8.7.3. Drawing 'C' Area II – Mixed Use Area

8.8 AREA III – COMMERCIAL AREA

The purpose of this area is to provide for a range of commercial uses that help to define the Urban Centre and that service Sherwood Park and beyond. The area includes a pedestrian linkage between the northern Festival Way/Sherwood Drive intersection and the Urban Square.

8.8.1. Permitted Uses and Discretionary Uses

Permitted Uses

apartment housing
business support service
financial service
food service, restaurant
food service, specialty
government service
health service, minor
information centre
neighbourhood pub
night club
office
park
parking, non-accessory
personal service establishment
residential sales centre
retail, convenience
retail, general

Discretionary Uses

amusement arcade, minor
carnival, minor
commercial school
convenience vehicle rental
drive-through kiosks, accessory
to permitted uses
flea market
recreation, indoor
retail, alcohol
utility service, minor

a) Fundamental Use Provisions

- i) The 4.8 m wide, protected open space/pathway, identified on Drawing "D", is for use only as a landscaped pathway linking the Urban Square and the northern intersection of Festival Way and Sherwood Drive. *(Bylaw 14-2016 – Mar 22, 2016)*
- ii) The uses vehicle, drive-through kiosk and amusement arcade, minor shall be an accessory to a principal permitted use only.
- iii) The uses; commercial school, convenience vehicle rental, minor carnival, flea market and recreation, indoor may be considered, if in the Development Officer's opinion the proposed development would not materially interfere with or affect the use and parking availability of neighbouring parcels of land.
- iv) A retail, alcohol use shall be located so that it does not front onto Festival Way.
- v) The use, apartment housing is a permitted use, except in the main floor of buildings or in buildings fronting Sherwood Drive.

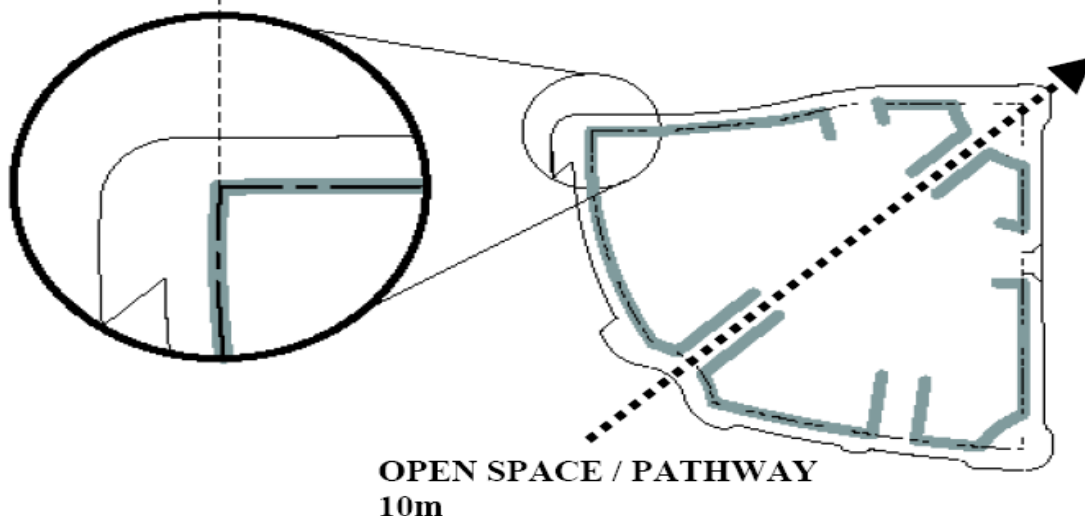
8.8.2. Development Regulations

- a) There are no at-grade setbacks from the build-to lines shown in Drawing "D".
- b) The minimum floor area ratio is 0.9.
- c) The maximum site coverage is 45%.
- d) The minimum site coverage is 35%. *(Bylaw 14-2016 – Mar 22, 2016)*
- e) The maximum building height is 12.0 m for buildings fronting onto Sherwood Drive, and 18.9 m for buildings containing residential units above the ground floor. *(Bylaw 14-2016 – Mar 22, 2016)*

- f) The minimum building height is 6.1 m. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.3.** Wheel stops shall be provided at every parking stall along the central pathway to prevent encroachment onto the open space pathway with front bumpers of vehicles. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.4.** Additional signage shall be provided along the central pathway indicating “No Backing into Stalls Allowed”. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.5.** The central pathway shall be designed to incorporate 1.0 m² of planting bed for every 15.0 m² of pathway. The required planting beds are to be consolidated into openings of a minimum of 3.0 m² containing perennials and/or shrubs with at least one (1) tree per bed. A minimum of one (1) bench for each twenty (20) lineal meters of pathway shall be provided. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.6.** Parking layouts and stall locations shall be coordinated with the County to ensure that vehicles do not encroach on the central pathway when entering or leaving a parking stall. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.7.** Storefront glazing using glass and spandrel panels shall be provided along Festival Avenue and the Urban Square. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.8.** Single doors to commercial retail bays shall be provided along Festival Avenue and Sherwood Drive. Handicap accessible doors shall be provided to each commercial retail bay from the Urban Square only. Single or double entry doors shall be provided to each commercial retail bay facing the Urban Square. *(Bylaw 14-2016 – Mar 22, 2016)*
- 8.8.9.** The building facades along Festival Avenue, Sherwood Drive and the Urban Square shall incorporate a combination of solid walls and storefront glazing and entrances. Solid up stand walls required to accommodate established Festival Avenue grades shall be minimized with landscape features and treatment. *(Bylaw 14-2016 – Mar 22, 2016)*

8.8.10. Drawing 'D' Area III – Commercial Area *(Bylaw 14-2016 – Mar 22, 2016)*

BUILD-TO LINE / PROPERTY LINE (NO SETBACKS)



8.9 AREA IV – CIVIC CENTRE AREA

The purpose of this area is to provide for municipal government offices, a library, a museum, an art gallery and other public facilities. Also included are secondary commercial uses and a Civic Promenade, which provides an open space corridor between the Urban Square and County Hall.

8.9.1. Permitted Uses and Discretionary Uses

Permitted Uses

business support service
care centre, intermediate
entertainment, spectator
financial service
food service, restaurant
food service, specially
government service
health service, minor
information centre
library and exhibit
office
park
parking, non-accessory
personal service establishment
recreation, indoor
retail, convenience
retail, general

Discretionary Uses

amusement arcade, minor
carnival, minor
commercial school
drive through kiosks, accessory
to permitted uses
flea market
neighbourhood pub
utility service, minor

a) Fundamental Use Provisions

- i) Discretionary uses may be approved only as accessory to a principal permitted use.
- ii) The uses; commercial school, minor carnival, neighbourhood pub and flea market may be considered, if in the opinion of the Development Officer the proposed development would not materially interfere with or affect the use and parking availability of neighbouring parcels of land.

8.9.2. Development Regulations

- a) There are no at-grade setbacks from the build-to lines shown in Drawing "E".
- b) The minimum floor area ratio shall be 0.8.
- c) The maximum site coverage shall be 50%.
- d) The maximum building height shall be 16.0 m.
- e) The minimum building height shall be 8.0 m.
- f) The principal entrances to buildings fronting onto the abutting public roads, the Urban Square and the Civic Promenade shall be on those frontages. Rear access to parking/loading areas shall be for service use only.
- g) Queuing lanes shall provide sufficient space for turning and manoeuvring.

8.9.3. Drawing 'E' Area VI – Civic Centre Area