

**Bylaw 55-2015 Amendment to Centre in the Park Area Redevelopment Plan Bylaw 80-90**

**Owner:** Primaris Management Inc.  
**Applicant:** MMM Group Limited  
**Legal Description:** Lot 11, Block 152, Plan 872 1564 & Lot 3, Block 152, Plan 792 2452  
**Location:** East of Sherwood Drive, south of Gateway Boulevard  
**From:** Centre in the Park: Multi Family Residential  
**To:** Centre in the Park: Commercial

**Report Purpose**

To give second and third reading to a bylaw that proposes to amend the Centre in the Park (CITP) Area Redevelopment Plan (ARP) to change approximately 1.8 hectares (4.47 acres) from Multi Family Residential Policy Area to Commercial Policy Area to allow for consideration of parking for a future expansion to the Sherwood Park Mall.

**Recommendation**

1. THAT Bylaw 55-2015 be given second reading.
2. THAT Bylaw 55-2015 be given third reading.

**Council History**

November 27, 1990 – Council adopted the Centre in the Park Area Redevelopment Plan Bylaw 80-90

February 11, 2003 – Council adopted Bylaw 141-2002, an amendment to the Centre in the Park Area Redevelopment Plan Bylaw 80-90

November 24, 2015 – Council gave first reading to Bylaw 55-2015

**Strategic Plan Priority Areas**

**Economy:** The proposal achieves the strategic goal to promote Strathcona County as a place that is open for business and investment by enabling an increase in space for commercial opportunity.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, an adjacent resident meeting was held on March 11, 2015 with the landowners directly adjacent to the area subject to the proposal. Three subsequent public open houses were held on April 9, 2015, May 21, 2015, and September 28, 2015 for the public to provide input into the plan. Further, the November 24, 2015 Public Hearing provided Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** The proposal addresses the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents by enabling opportunity for increased commercial amenities and services.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** SER-008-007 "Area Concept Plans/Area Structure Plans". The subject parcel is located within the Low Density Residential Policy Area of Municipal Development

Plan 1-2007. Concurrent amendment proposal, Bylaw 54-2015, would need to be adopted prior to third reading of this proposed amendment.

**Legislative/Legal:** The *Municipal Government Act* provides Council with the authority to amend Area Redevelopment Plans.

**Interdepartmental:** The proposal has been circulated to internal County departments and external agencies.

### **Summary**

The amendment to the CITP ARP proposes to change the land use designation of two parcels (Lot 11; Block 152; Plan 8721564 and Lot 3; Block 152; Plan 7922452) from 'Multi Family Residential' to 'Commercial', the same designation as the existing Sherwood Park Mall.

This amendment application is being submitted in conjunction with proposed amendments to the Strathcona County Municipal Development Plan and the Land Use Bylaw. The purpose of the proposed amendments is to facilitate parking area for stalls that would be necessary to enable consideration for an application to expand the Sherwood Park Mall.

The building expansion would occur from the existing building into existing parking areas. This expansion would require additional lands to accommodate the loss of parking, as well as the additional parking required in support of the added commercial uses. This loss of parking, as well as the additional required parking, is proposed to be accommodated on the subject parcels directly adjacent to the existing mall.

The subject parcels are currently undeveloped grassed sites. The future proposed Sherwood Park Mall expansion would provide additional commercial services to the community as well as additional employment opportunities for local residents.

During public consultation, adjacent property owners raised concerns that additional buildings could be located along Georgian Way as a result of the amendments. To address this concern the proposed amendment includes specific policy and figures that would limit the subject area to only allow for parking.

Also through consultation with the public, a landscaping and earthen berm concept has been included as part of the proposed amendment to buffer the potential parking area from view of the adjacent properties. The proposed amendment also includes text and figures that require a specific minimum spatial buffering and landscape treatment for Horizon Village multiple-unit development that directly abuts the proposed parking area. The buffering concept of Horizon Village has been developed in consideration of input provided by the public, the directly affected unit owners, as well as the condominium corporation's responsibility for ongoing maintenance of their property.

The proposed amendment does not require the construction of additional access points or alterations to the surrounding transportation network. In response to concerns raised at the public meetings regarding transportation impacts on Georgian Way, specific policy has been included in the proposed amendment indicating that additional access to Georgian Way will not be granted.

Accessible pedestrian connections to and through the mall site have also been included as part of the development concept for the subject site and will be required as part of any future development of the subject area.

The previous amendment to the Centre in the Park Area Redevelopment Plan, Bylaw 141-2002, has been consolidated into proposed Bylaw 55-2015. If Council chooses to adopt Bylaw 55-2015, the current CIP ARP Bylaw 80-90, as well as the ARP's amendment Bylaw 141-2002 will be rescinded and replaced by Bylaw 55-2015.

### **Communication Plan**

Letter

### **Enclosure**

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map from Public Hearing
- 4 Centre in the Park ARP with changes highlighted
- 5 Bylaw 55-2015
- 6 Air Photo