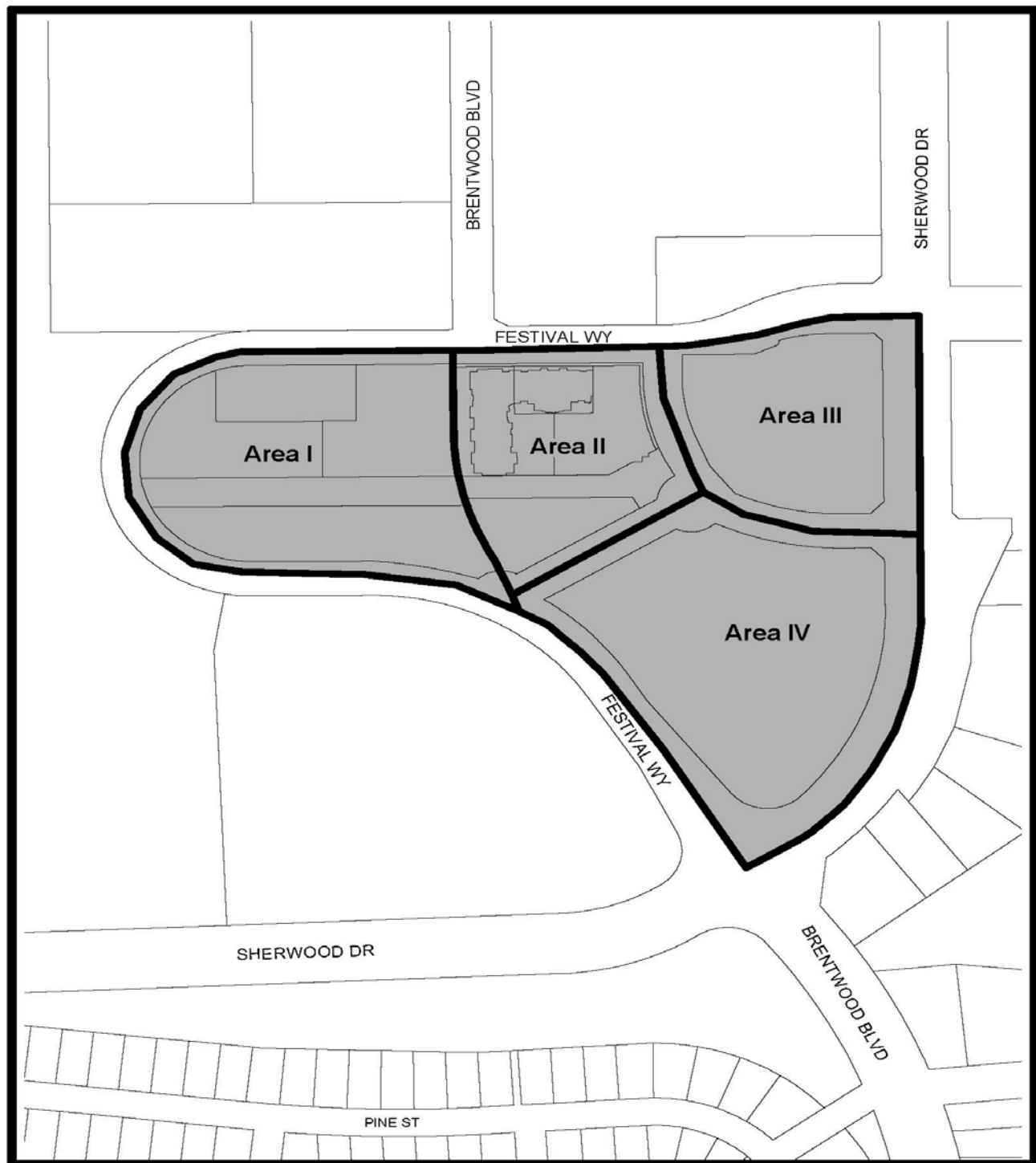


CENTER IN THE PARK URBAN VILLAGE



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	Discretionary Uses
apartment housing	amusement arcade, minor
business support service	carnival, minor
financial service	commercial school
food service, restaurant	convenience vehicle rental
food service, specialty	drive-through kiosks, accessory
government service	to permitted uses
health service, minor	flea market
information centre	recreation, indoor
neighbourhood pub	retail, alcohol
night club	utility service, minor
office	
park	
parking, non-accessory	
personal service establishment	
residential sales centre	
retail, convenience	
retail, general	

a) Fundamental Use Provisions

- i) The ~~10.0~~ 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.
- 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 ~~40~~ 35%.

- e) The maximum building height is 12.0 m for buildings fronting onto Sherwood Drive, and ~~16.0~~ 18.9 m for buildings containing residential units above the ground floor.
- f) The minimum building height is ~~8.0~~ 6.1 m.
- 8.8.3.** ~~The principal façade and entrances to buildings adjacent to the abutting public roads and the Urban Square shall be on those frontages. Rear access to parking/loading areas shall be for service use only.~~
- 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.
- 8.8.4.** Additional signage shall be provided along the central pathway indicating "No Backing into Stalls Allowed".
- 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.
- 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.
- 8.8.7.** Storefront glazing using glass and spandrel panels shall be provided along Festival Avenue and the Urban Square.
- 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.
- 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.

8.8.10 Drawing 'D' Area III – Commercial Area

BUILD-TO LINE / PROPERTY LINE (NO SETBACKS)

