



CENTRE IN THE PARK

Phase 2 Public Engagement Summary

January – February 2019

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INTRODUCTION

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. 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 will seek to craft the vision for Centre in the Park through community events and discussions.

PHASE 2 ENGAGEMENT

SUMMARY

Phase 2 Engagement occurred between January 7, 2019 and February 28, 2019 and included the following activities:

- 1** One-on-one meetings, phone calls, and written correspondence with residents and landowners
- 2** Newspaper advertisements, social media postings, digital ads, posters, e-newsletters, and landowner mail-outs advertising the project information and engagements
- 3** A public open house on February 13, 2019 with opportunities for written comments and the completion of comment sheets
- 4** An online survey
- 5** Youth Council engagement

ONE-ON-ONE MEETINGS

The County also had one-on-one meetings and conversations with the public and catholic school boards as well as area residents and landowners. Meetings aimed to inform landowners about the projects and inquire about any future redevelopment plans they had for their property.

ADVERTISEMENTS

The open house was advertised through the distribution of 937 postcards, which were sent to surrounding residents on January 22, 2019. The open house was also advertised through the County project webpage, an e-newsletter, Sherwood Park newspaper advertisements, social media, and digital signs at County facilities and transit stations.

The County used social media to reach a total of 6,488 people on Facebook, as well as 3,520 impressions and 83 engagements through their Twitter account.

NOTICE OF OPEN HOUSE



STRATHCONA COUNTY

CENTRE IN THE PARK

The Centre in the Park Area Redevelopment Plan provides guidance to landowners who decide to redevelop their properties in the future. Drop in and add your voice to our update of this long term plan for the future!

February 13, 2019
5:30 p.m. to 7:30 p.m.
 Broadmoor Public Golf Course Clubhouse
 2100 Oak Street Sherwood Park

OPEN HOUSE

The 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. The comment sheet/survey questions are in Appendix C and the complete open house storyboards are in Appendix D.

ONLINE SURVEY

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.

YOUTH COUNCIL ENGAGEMENT

On January 7, 2019, staff from the Strathcona County Planning and Development 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.

NEXT STEPS

The project team will be integrating public feedback into the finalized plan. One more phase of public engagement will be taking place in 2019, where the final concept will be provided to the public for review and feedback, and the focus will be primarily on zoning for the area.



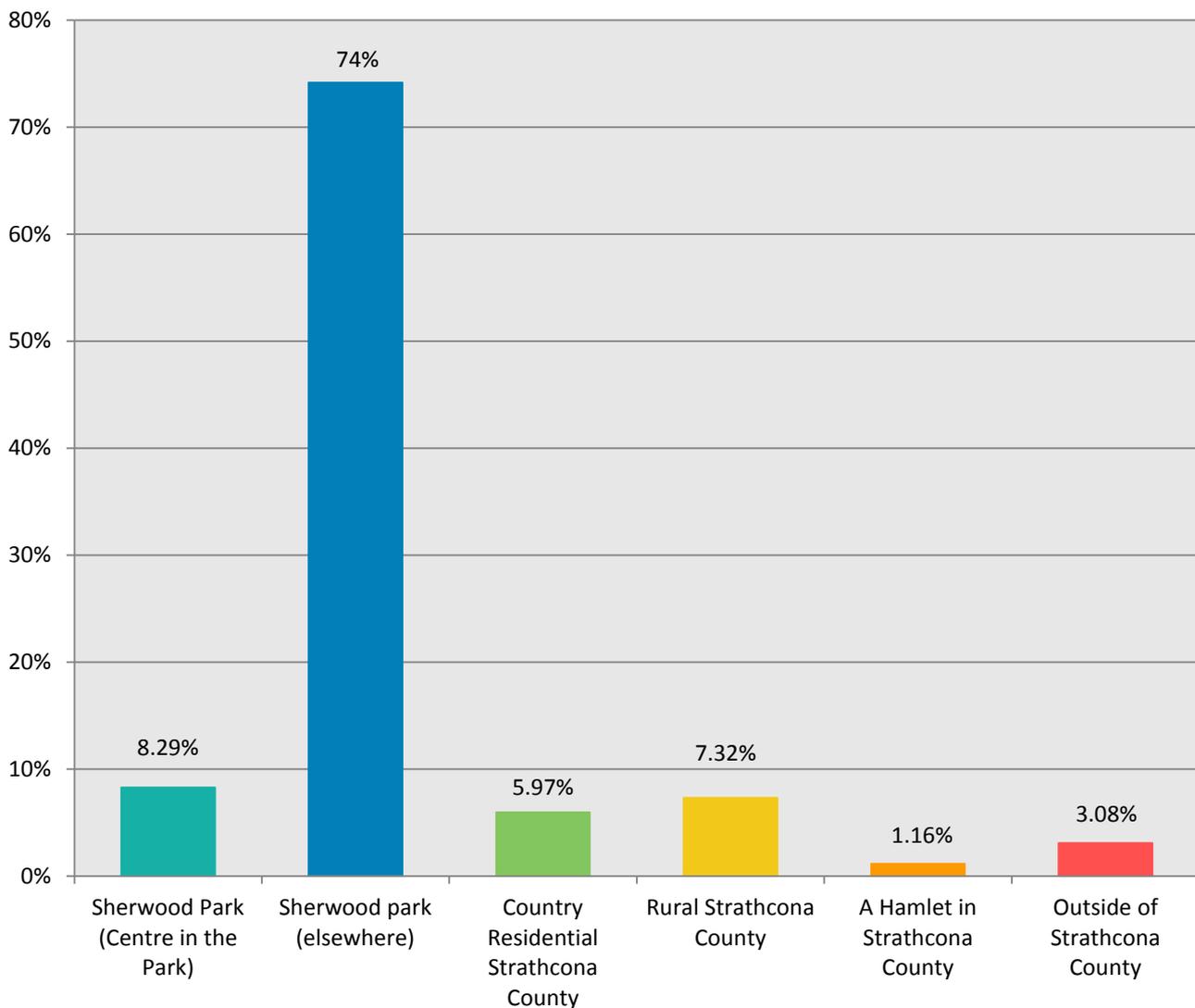
WE ARE HERE

ENGAGEMENT FEEDBACK

PARTICIPANTS

Most of the people who completed the comment card and online survey were from areas of Sherwood Park outside of Centre in the Park. There were a total of 546 respondents who completed the comment cards and online survey.

Where do you live?



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**

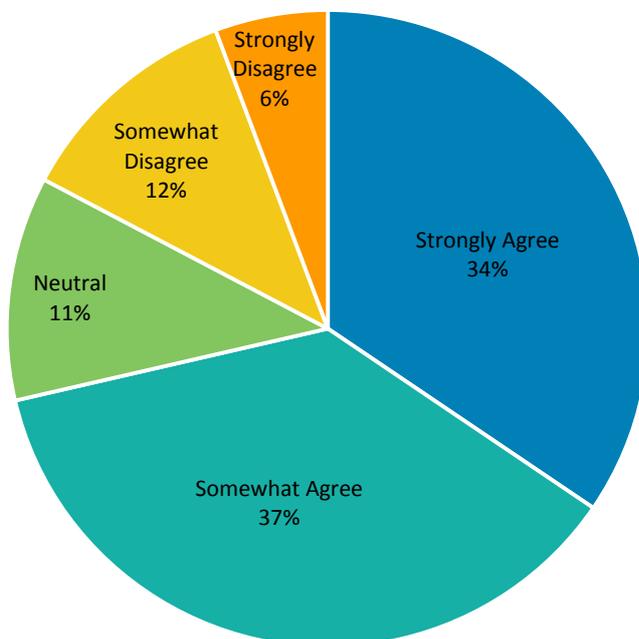
CREATING A DOWNTOWN CORE

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.

The online survey and open house comment sheets made the following statement related to creating a downtown core in Centre in the Park and asked respondents to rate their level of agreement with the statement:

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



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.

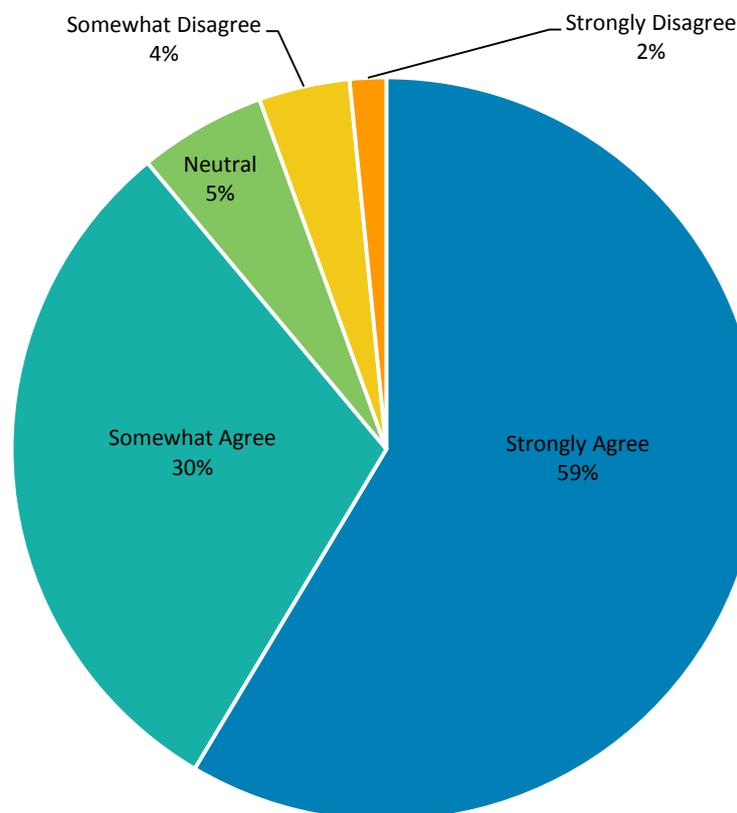
MIXED-USE DEVELOPMENT

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.

The online survey and open house comment sheets made the following statement related to mixed-use development and asked respondents to rate their level of agreement with the statement:

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



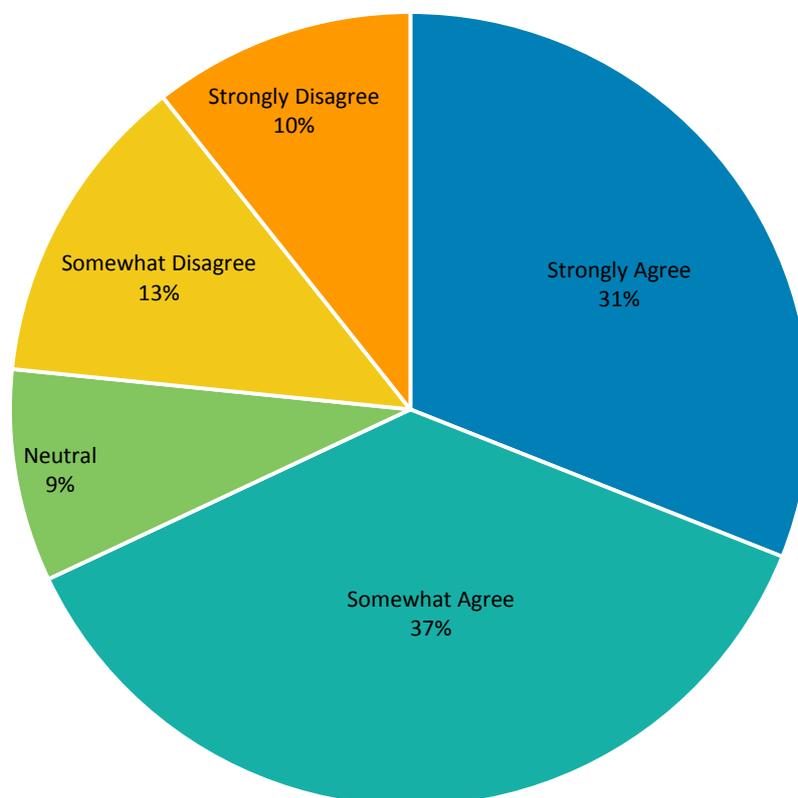
89% of respondents either strongly agree or somewhat agree that different types of land uses should be provided throughout Centre in the Park including housing, retail, offices, community services and recreation.

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.

The online survey and open house comment sheets made the following statement on residential housing and asked respondents to rate their level of agreement with the statement:

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.



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.

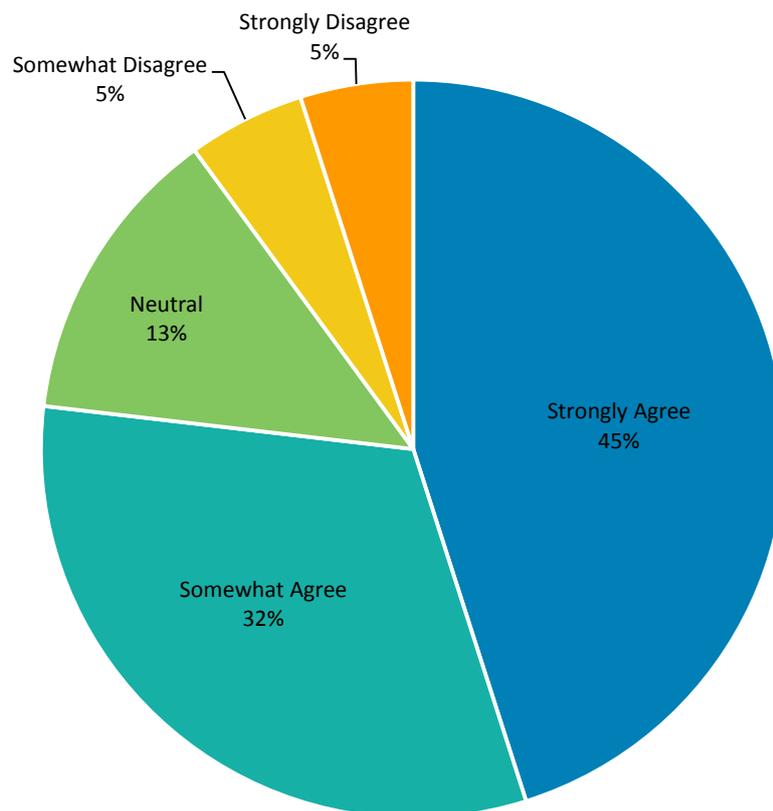
TRANSITION AREAS

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 setbacks are used to gradually transition heights.

The online survey and open house comment sheets made the following statement related to transition areas and asked respondents to rate their level of agreement with the statement:

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.



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.

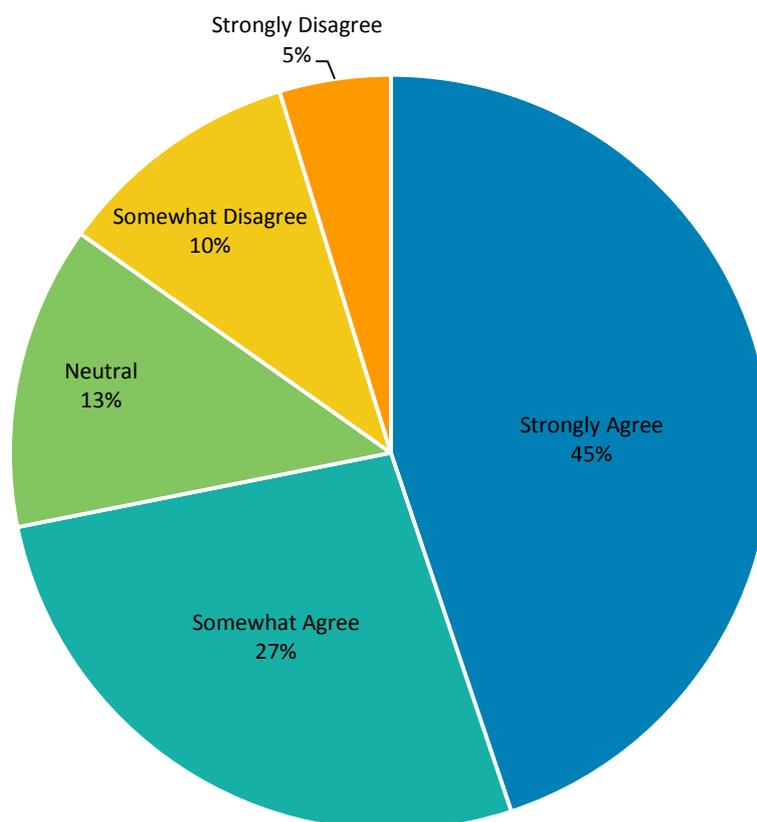
PARKING

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.

The online survey and open house comment sheets made the following statement related to parking and asked respondents to rate their level of agreement with the statement:

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



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

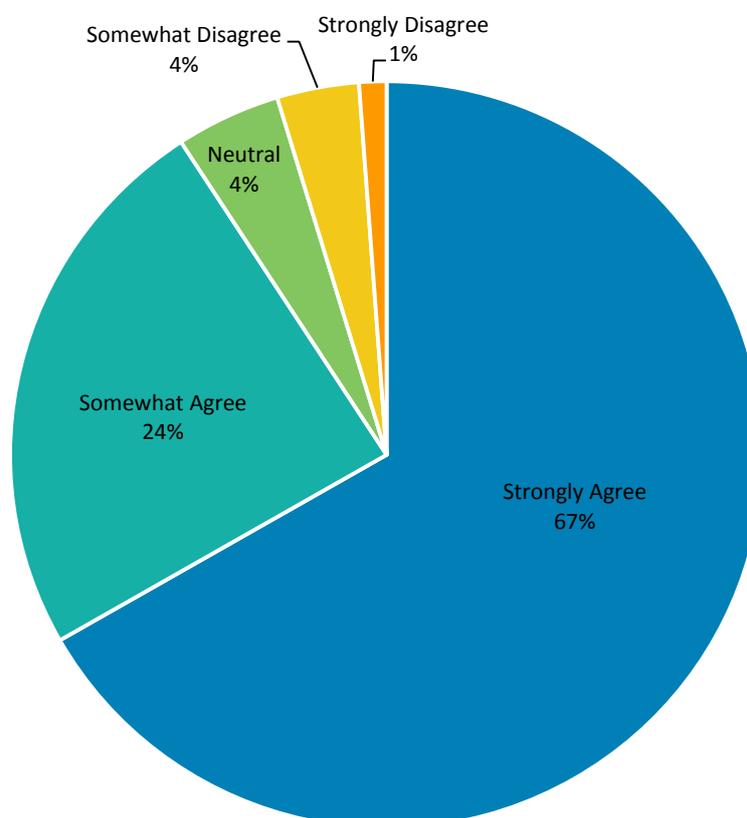
TRANSPORTATION AND SAFETY

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.

The online survey and open house comment sheets made the following statement related to transportation and asked respondents to rate their level of agreement with the statement:

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

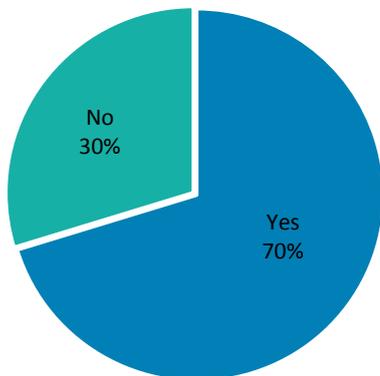


With over 91% of respondents either strongly agreeing or somewhat agreeing that streets within Centre in the Park should provide opportunities for all modes of transportation including vehicles, biking, walking and public transportation, this statement receive the highest level of support from the Participants

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.

The online survey and open house comment sheets asked the following two part question related to safety:

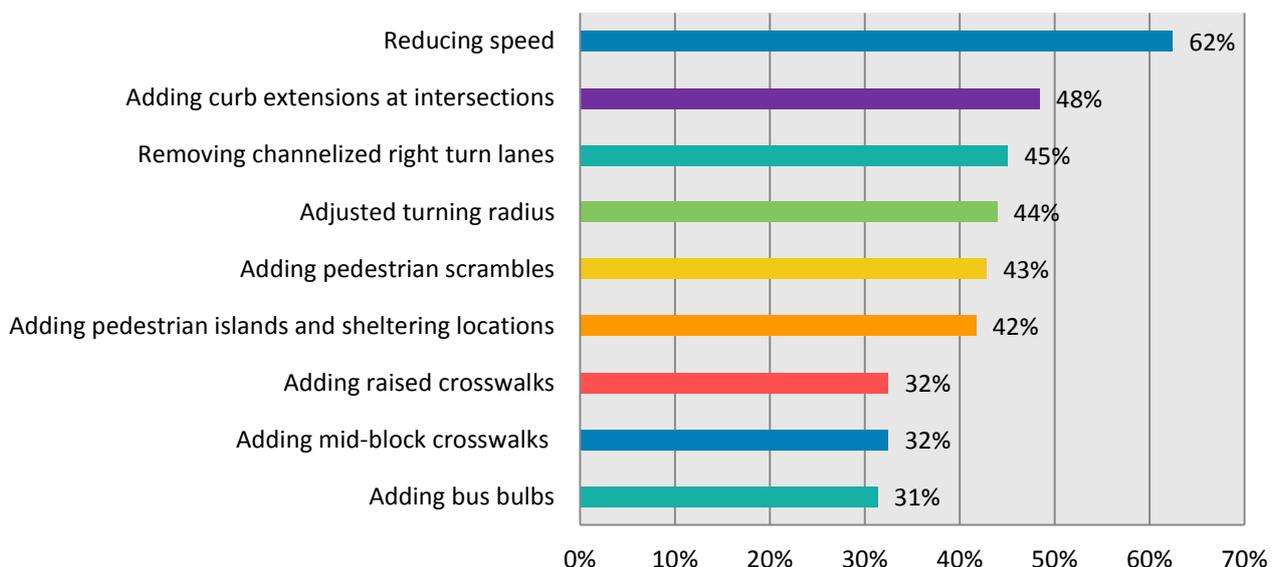
Are additional safety measures needed along or across major streets within Centre in the Park, such as Sherwood Drive or Granada Blvd, to make walking, biking, or taking public transit more comfortable and protected?



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.

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).



- 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 microturbinesCHP 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, tranist - 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 loose 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.

Jean

- 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 bungalows 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.
- Too 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 downtown 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 50Km. 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 houseing. 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 CITP was designed only for seniors with adult living and senior housing being the most prominent. Even seniors that currently live within CITP 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 CITP. 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 CITP. 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 buldings 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

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 7th 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?



APPENDIX A – STAKEHOLDER 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.

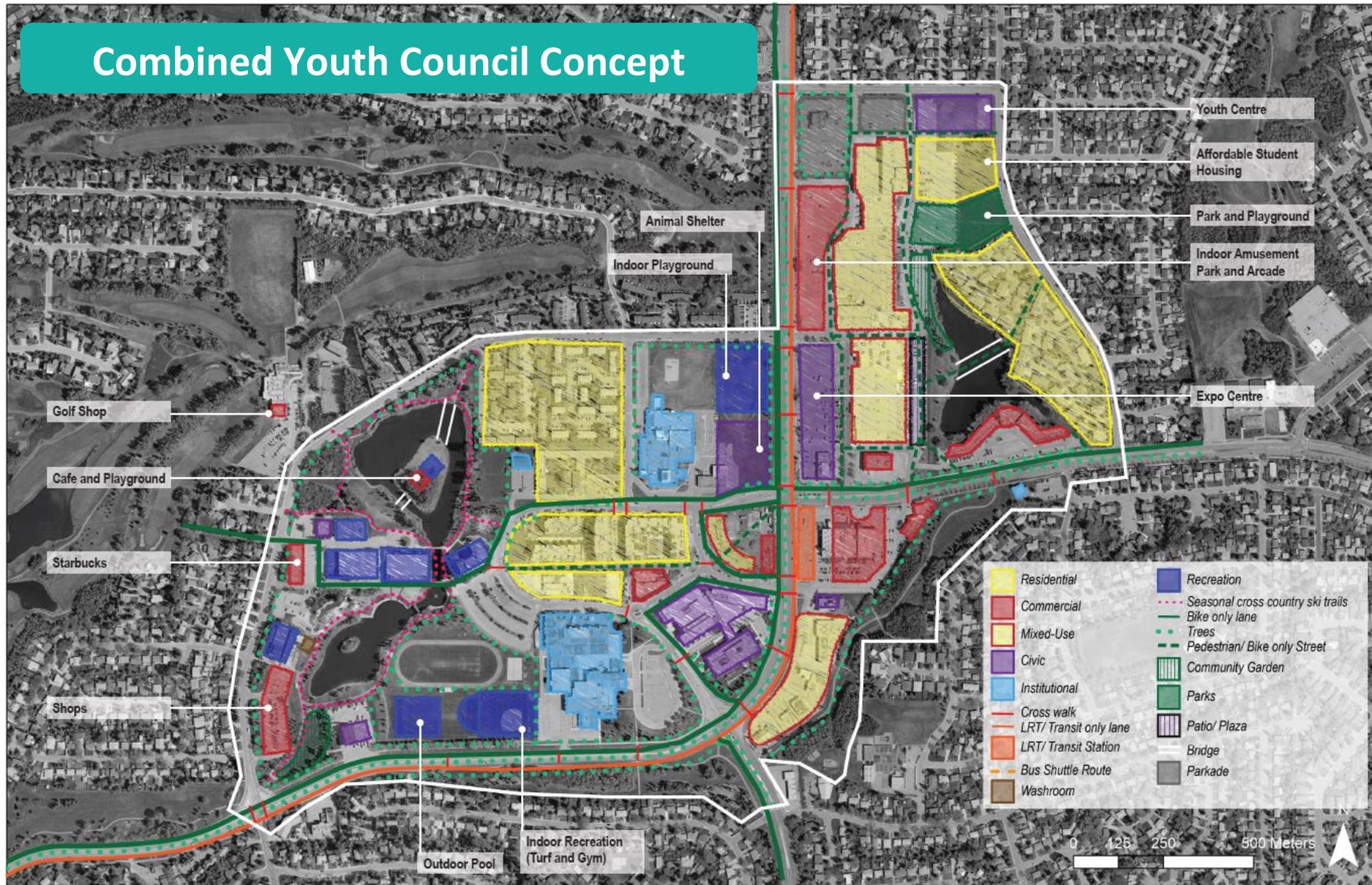
As the County residents most impacted by decisions on traffic and pedestrian management in CITP, the Condo Board recommends that the County form a resident committee to work directly with CITP residents to identify and evaluate traffic control options.

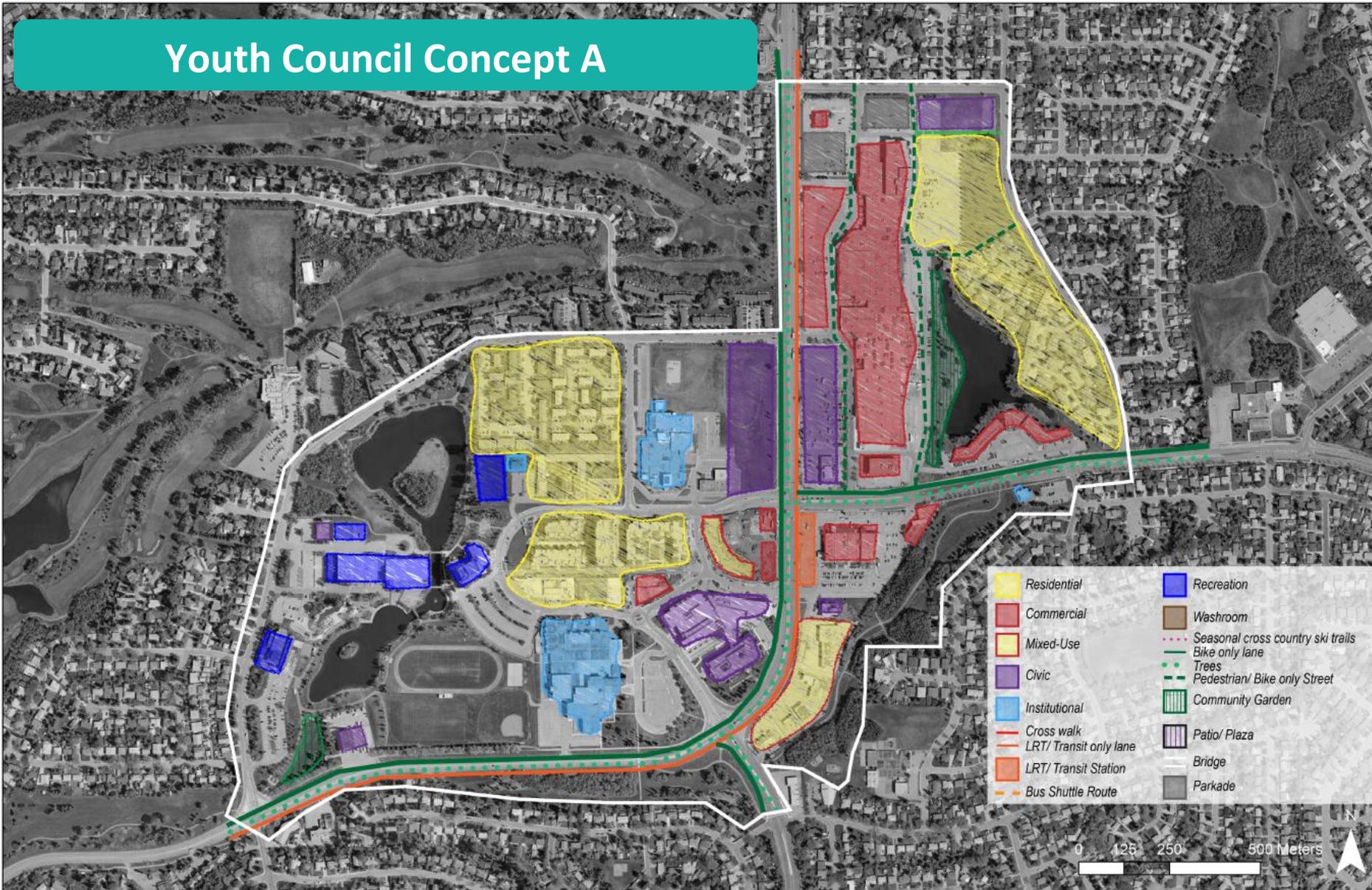
The Condo Board and CITP residents appreciate the opportunity to provide feedback on the proposed plans for CITP. We look forward to the next phase of the Area Redevelopment Plan Update and hope that our insights can positively influence the direction the County is taking with CITP.

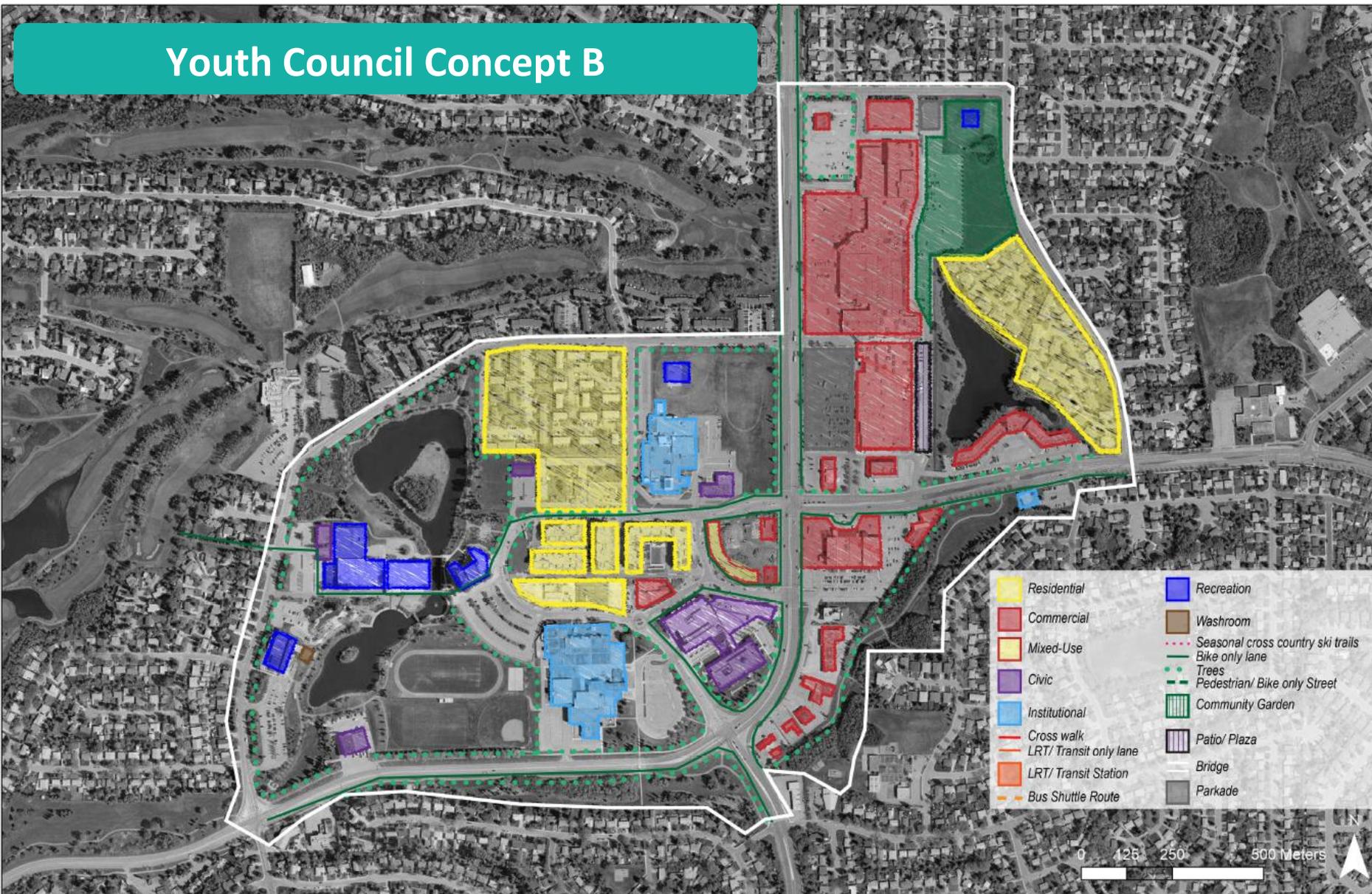
Board of Directors
Condominium Association #052-3767

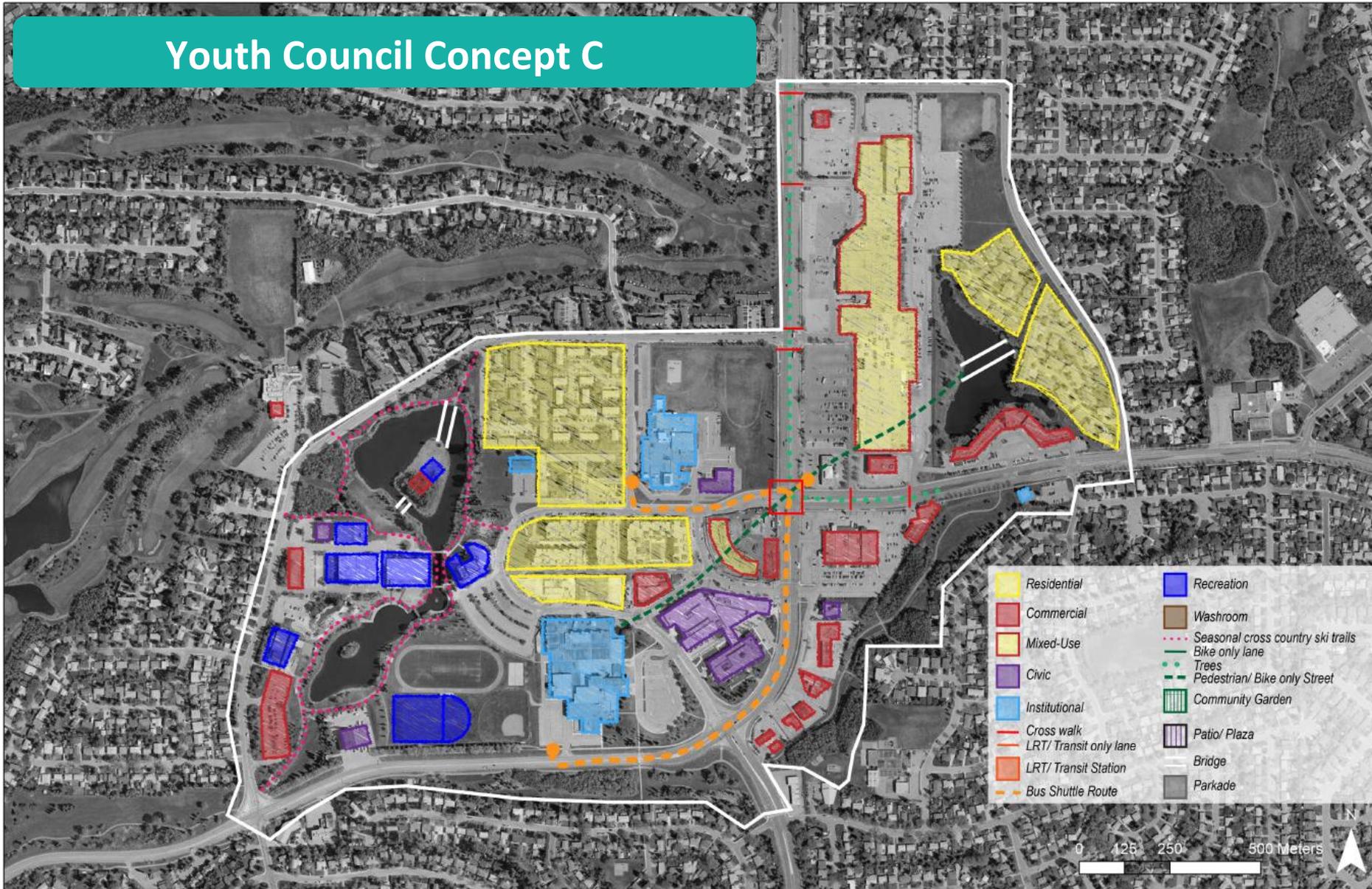
APPENDIX B – YOUTH COUNCIL CONCEPTS

Combined Youth Council Concept









APPENDIX C – COMMENT SHEET/SURVEY QUESTIONS

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?

- | | |
|----------------------------------------------------------------|--------------------------------------------------------|
| <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 |

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?

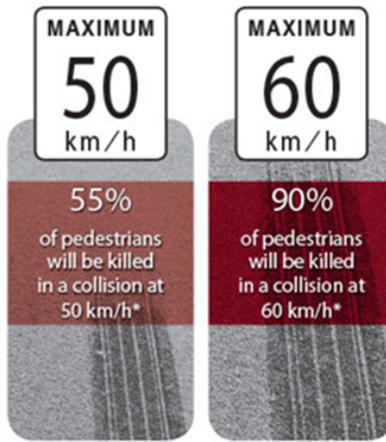
- Yes
- No

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

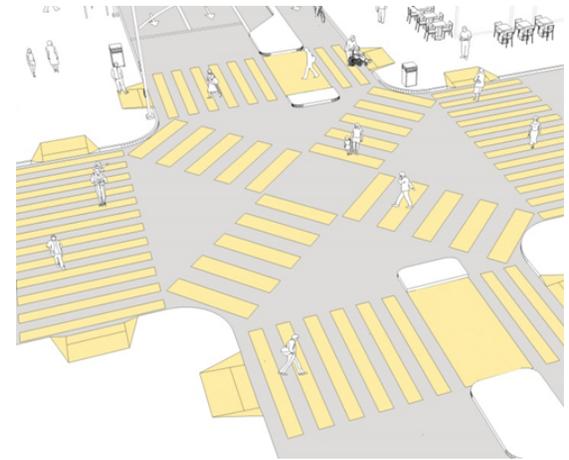
If you answered yes to the above, which of the safety measures on the following page should be implemented on major streets in Centre in the Park (choose all that are applicable):



- Removing channelized right turn lanes



- Reducing Speed



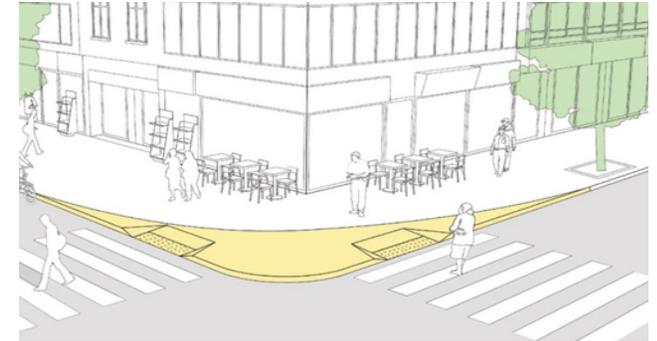
- Adding pedestrian scrambles with pedestrian only intersection signals



- Adding pedestrian islands and sheltering locations



- Adding raised crosswalks



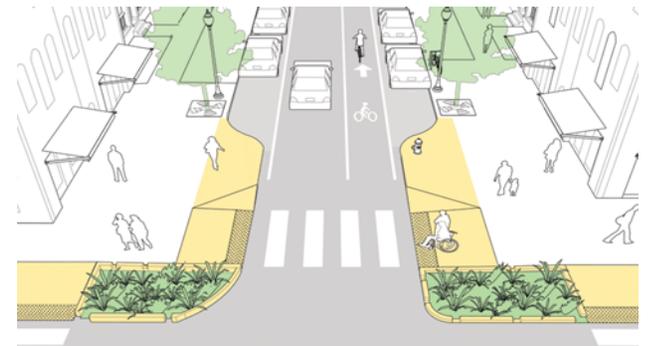
- Adjusted turning radius



- 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

For more information visit our website at www.strathcona.ca/CITPupdate

APPENDIX D – OPEN HOUSE STORYBOARDS

WELCOME



WELCOME TO THE SECOND CENTRE IN THE PARK PUBLIC OPEN HOUSE

WHY ARE YOU HERE?

To provide feedback on the Area Redevelopment Plan.

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:

new **Municipal Development Plan**

direction from the **Edmonton Metropolitan Region Board**

current **best practices** in urban design

WHERE ARE YOU FROM?



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



STRATHCONA
COUNTY



CENTRE
IN THE PARK



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 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

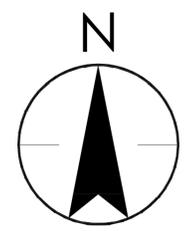
Design determines how people connect with buildings, spaces, and streets.

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

LEGEND

 Main Street Policy Area	 Community Policy Area
 Urban Centre Policy Area	 Major Open Space Policy Area
 Neighbourhood Policy Area	 Transition Area
 Civic Policy Area	 ARP Boundary
 Institutional Policy Area	

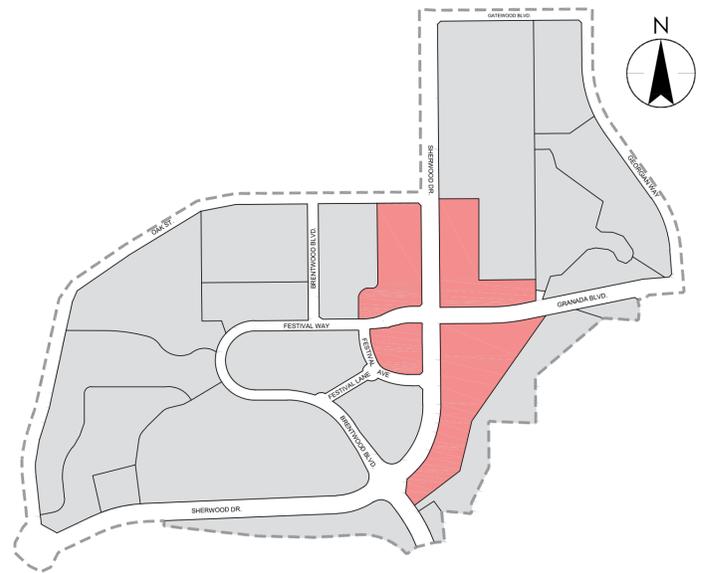


DRAFT

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.

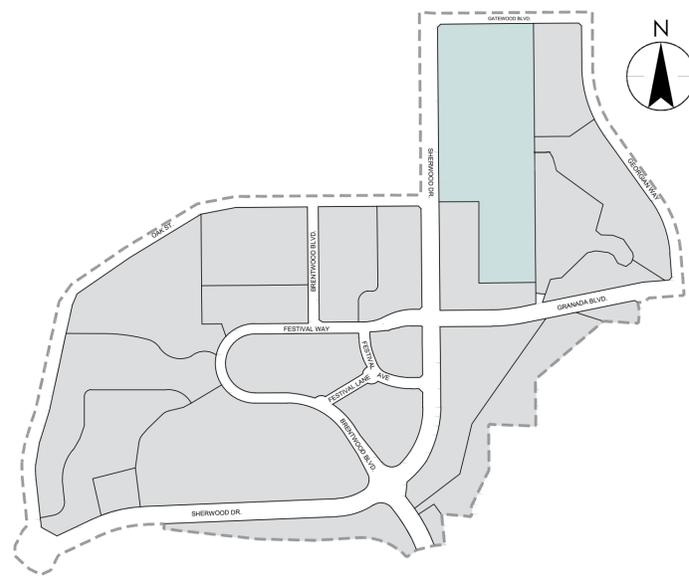
What could it look like?



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.

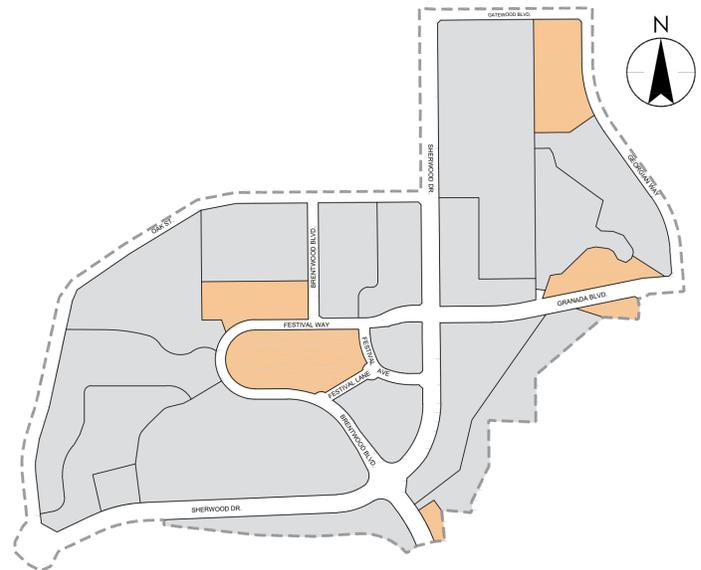
What could it look like?



MIXED-USE AREA WITH A FOCUS ON RESIDENTIAL BUILDINGS

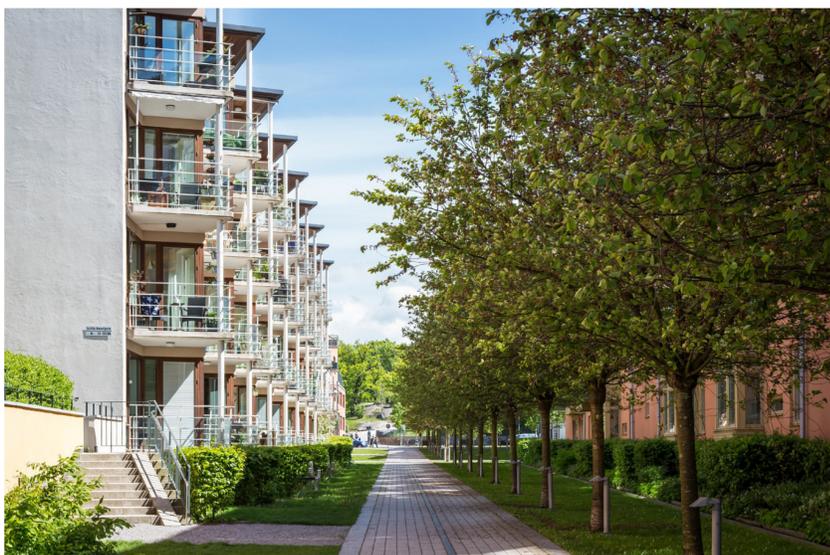
The Community Policy Area applies to areas intended for residential-focused mixed-use development.

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.

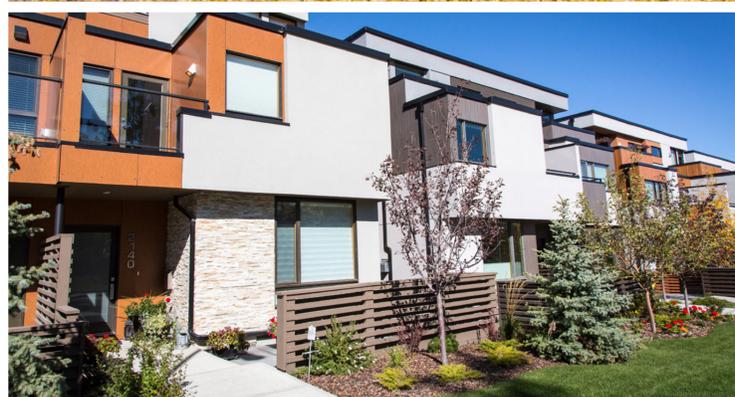
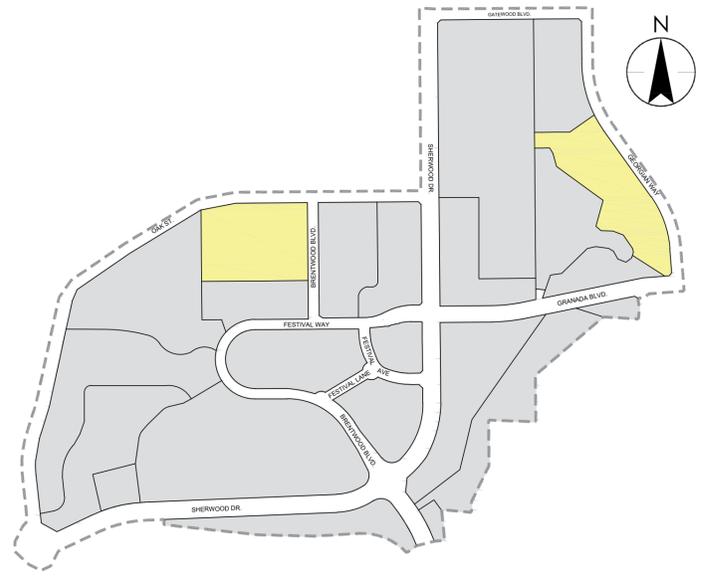
What could it look like?



RESIDENTIAL AREA

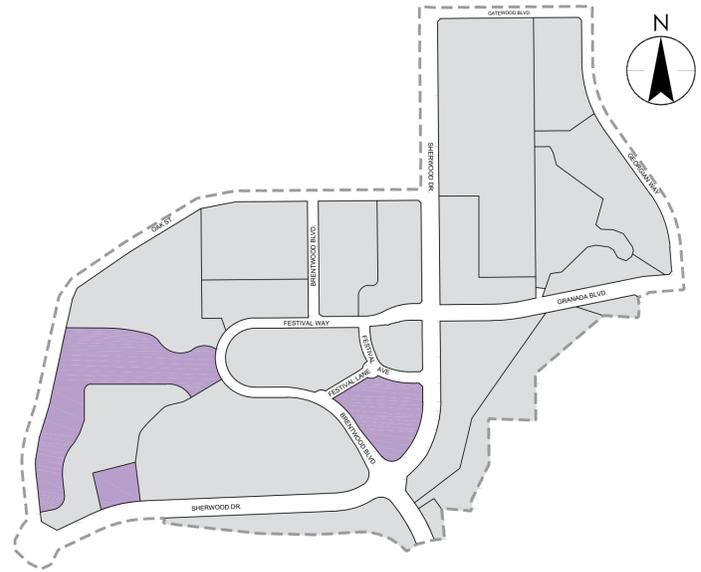
The Neighbourhood Policy Area applies to residential areas on the periphery of the plan area, which are intended to continue to accommodate low to medium density residential development including row housing, townhouses and duplexes that provide a transitional interface with adjacent single-detached 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.

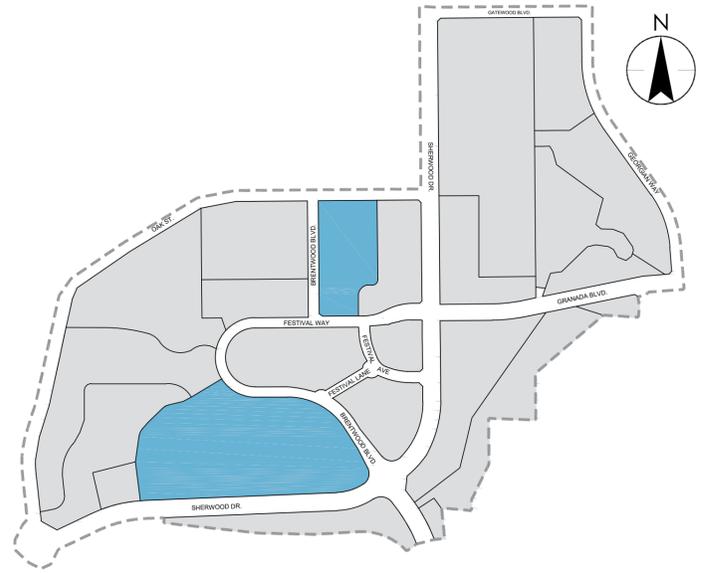


What could it look like?



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?



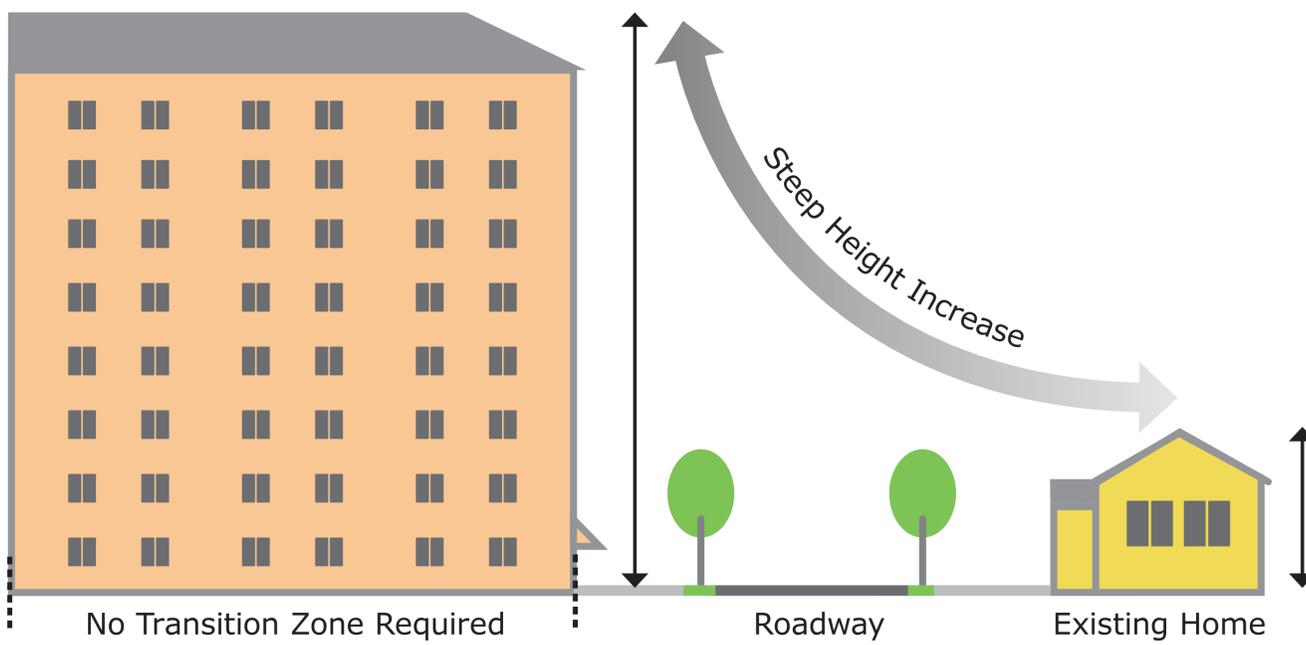
TRANSITIONS FROM LOW TO HIGHER DENSITIES

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.

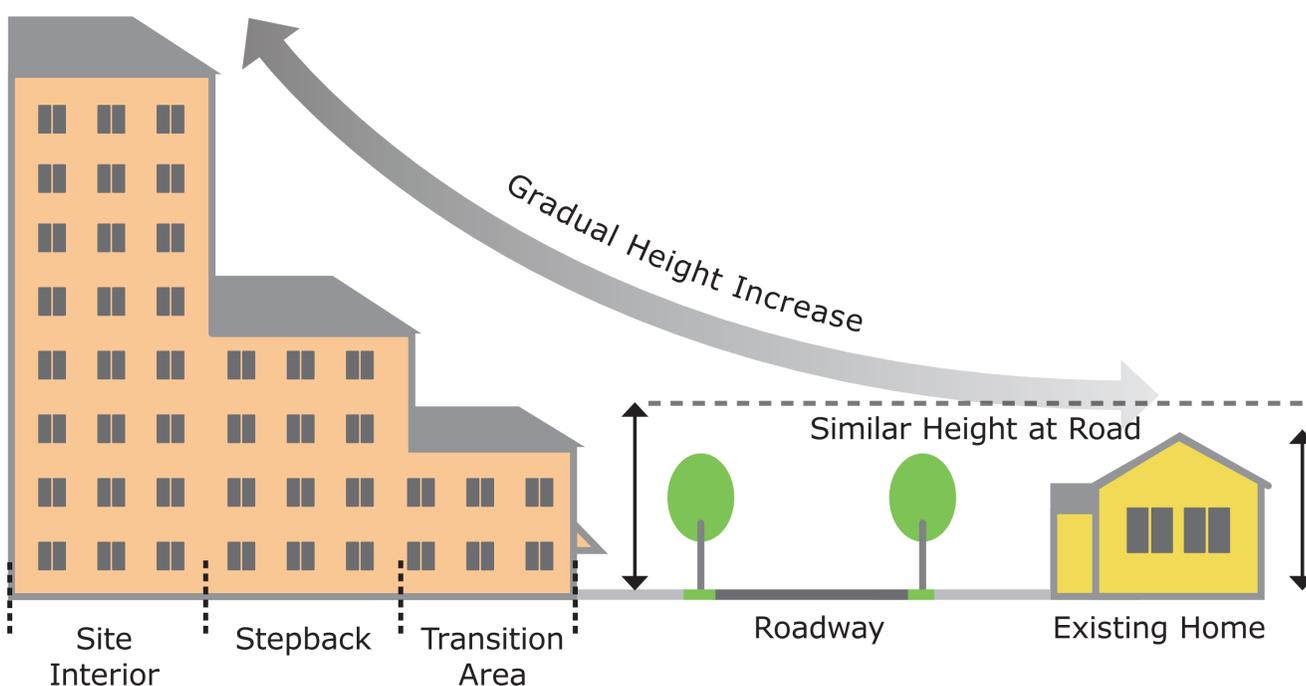
In Transition Areas, buildings provide a shift from low density to higher densities through features such as height and setbacks. Additional setbacks will be used to gradually transition heights.



With Current Zoning



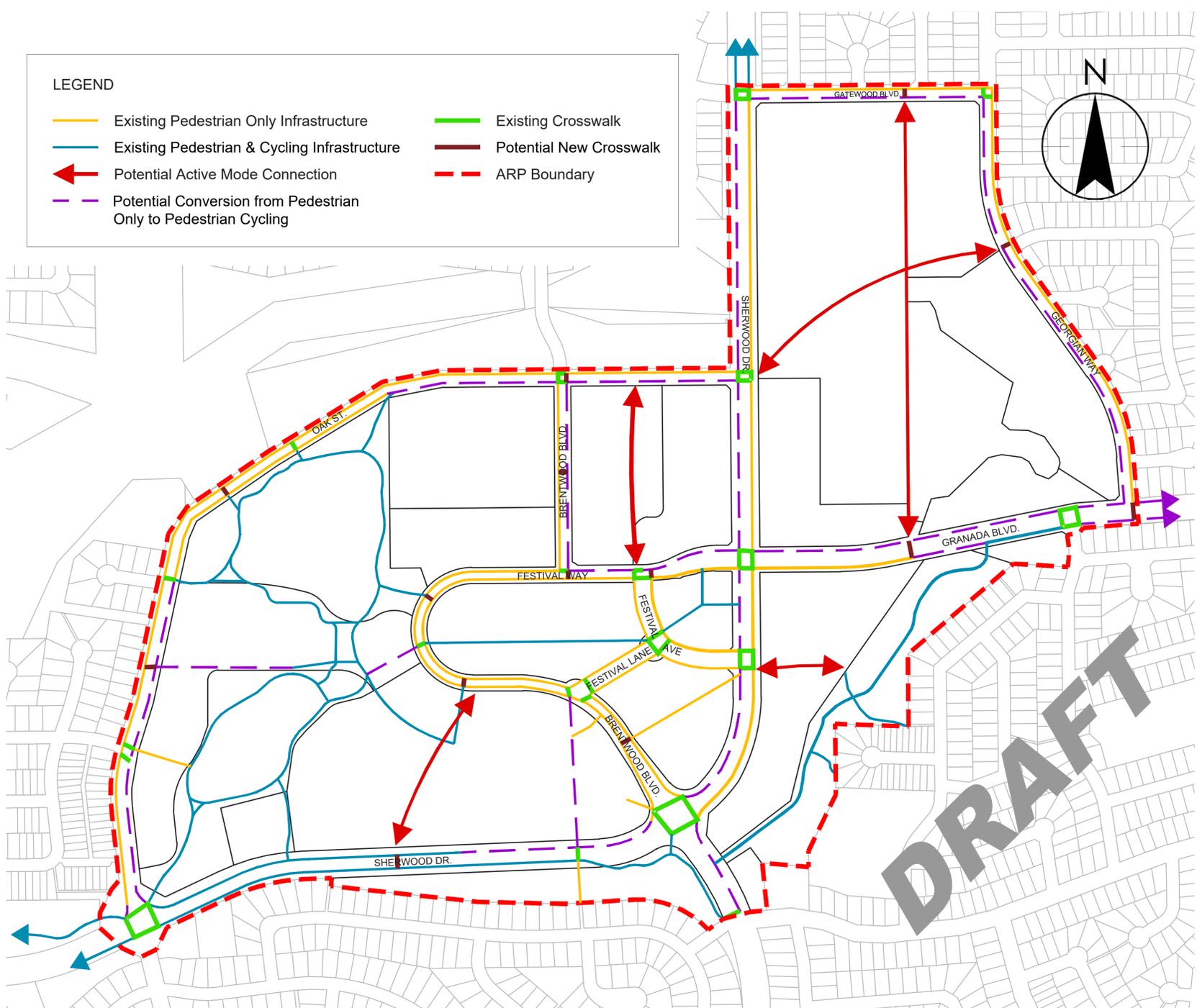
With Proposed ARP and Zoning Direction



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.

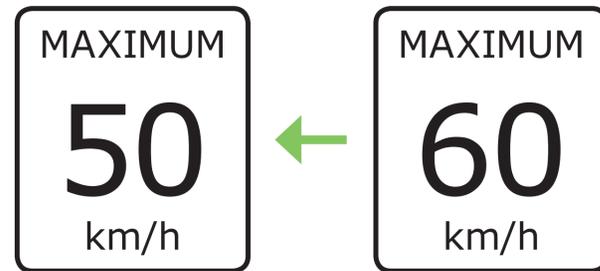
Increased Population

Rising populations will increase pedestrian activities within the Area.



WHAT ARE SOME POTENTIAL SOLUTIONS?

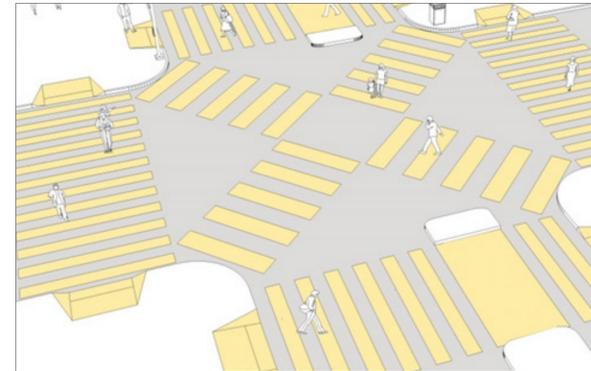
REDUCE SPEED



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



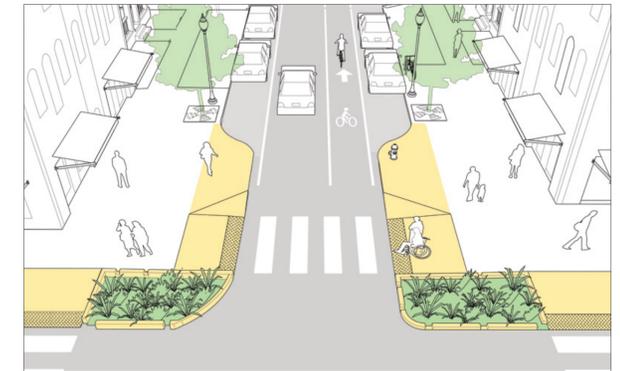
Allows for pedestrians to cross diagonally and straight during a dedicated pedestrian crossing period

PEDESTRIAN ISLANDS



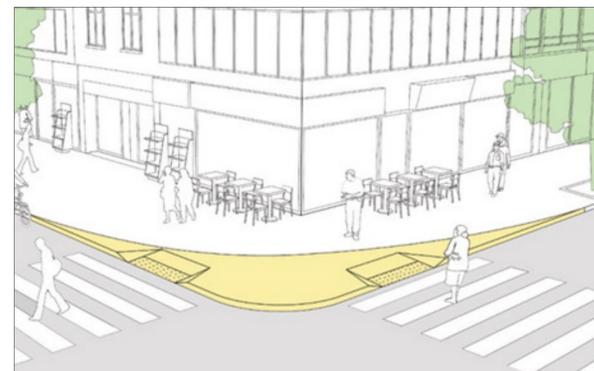
Reduces the time a pedestrian is interacting with traffic while crossing an intersection

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

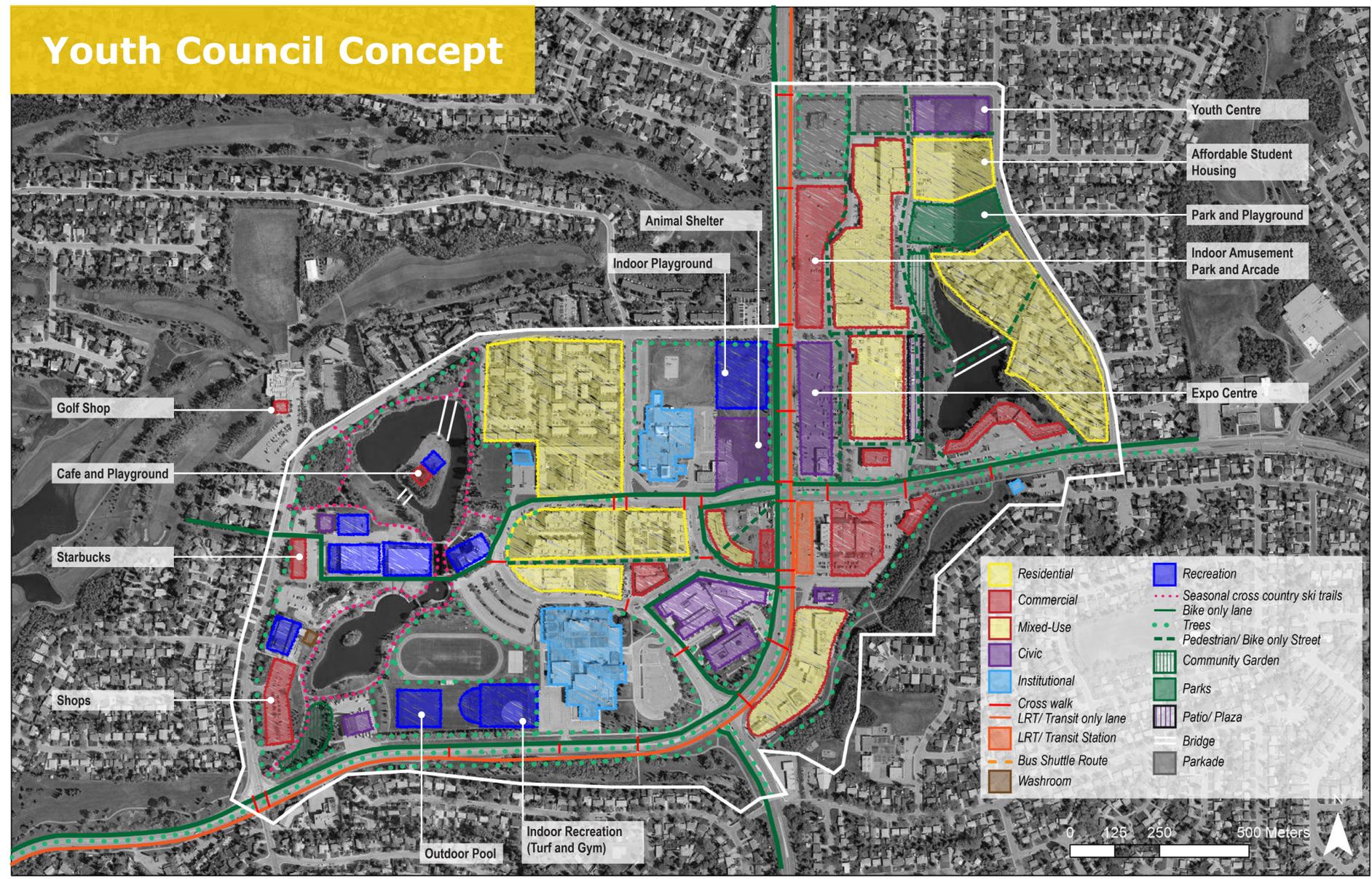


Provides additional space for transit users to wait for their bus

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.

- More Trees
- More Dispersed Uses
- More Smaller Open Spaces
- Increased Pedestrian Safety on Sherwood Drive
- Car Free Areas
- Reducing Surface Parking
- Increased Proximity to Recreation
- More Activities
- More Seasonal Uses
- Affordable Student Housing



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!

LIKES

WHAT YOU LIKE ABOUT THIS AREA

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

OPPORTUNITIES

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

CHALLENGES

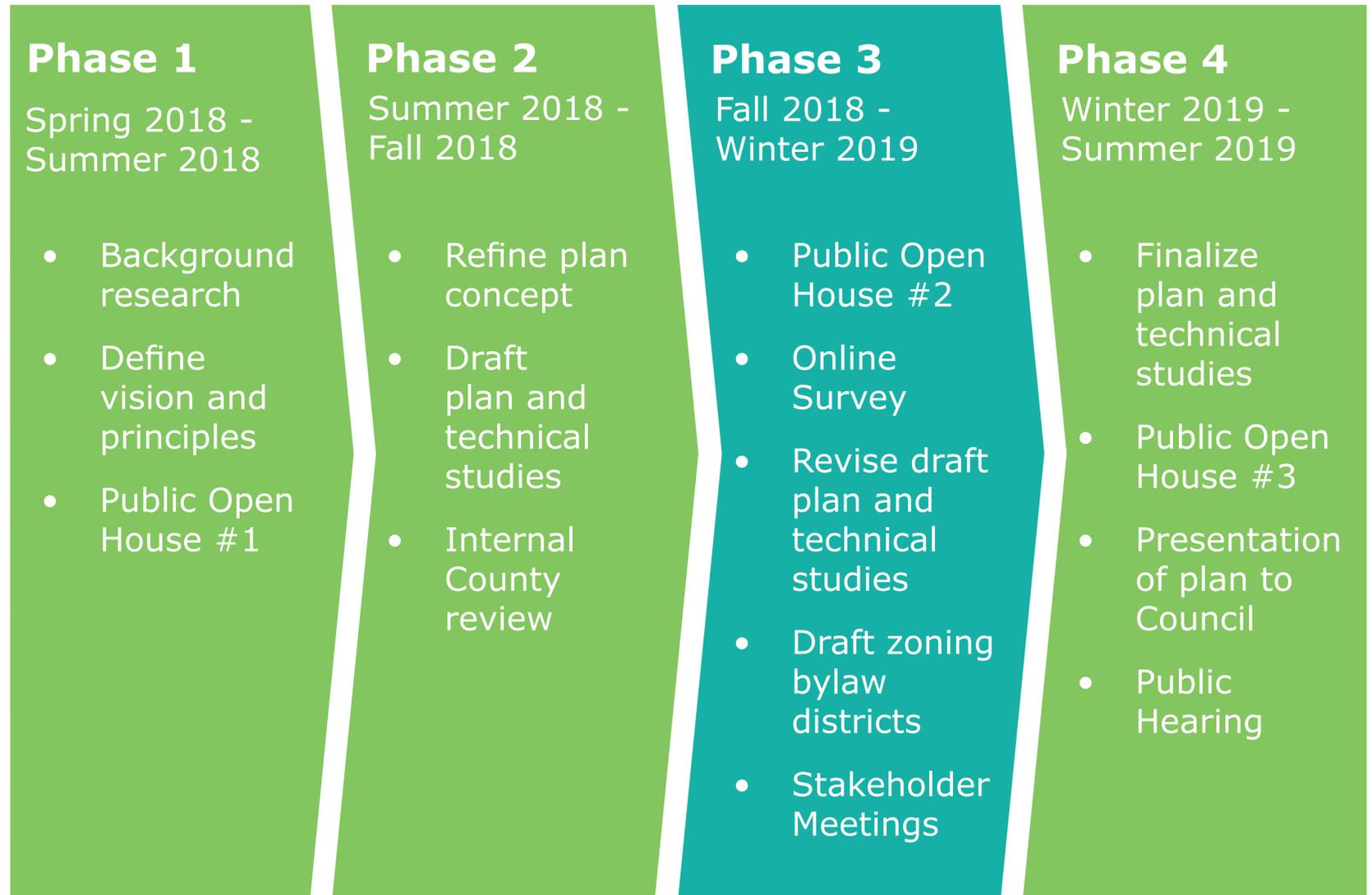
WHAT YOU SEE AS CHALLENGES

- 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

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

Fill out a comment sheet or complete our online survey!